

The

Balfour 28

Previously the *Ascot 28* on display at Riverlea Estate





16M+ LOT WIDTH

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Previously the *Ascot 28* on display at **Riverlea Estate**

 4  3  2  1  2  1

Plan Size (WxL)

14.87m x 21.83m

Minimum Lot Size (WxL)

16m x 30m

Welcome to the beautifully crafted Balfour 28, designed for 16m+ blocks. Explore a single-storey home design that showcases the perfect balance of luxury and functionality for family living. Featuring 4 spacious bedrooms, 2 bathrooms, and a 2-car garage, this layout offers both style and practicality. The heart of the home is the open-plan kitchen, dining, and living areas, seamlessly connecting to the expansive family room—ideal for gatherings and relaxation. The walk-in pantry provides ample storage, while the dedicated mud nook keeps things organised and clutter-free. With easy access to the outdoors and modern conveniences, this home delivers a lifestyle of comfort, style, and effortless flow for any family.

Specifications

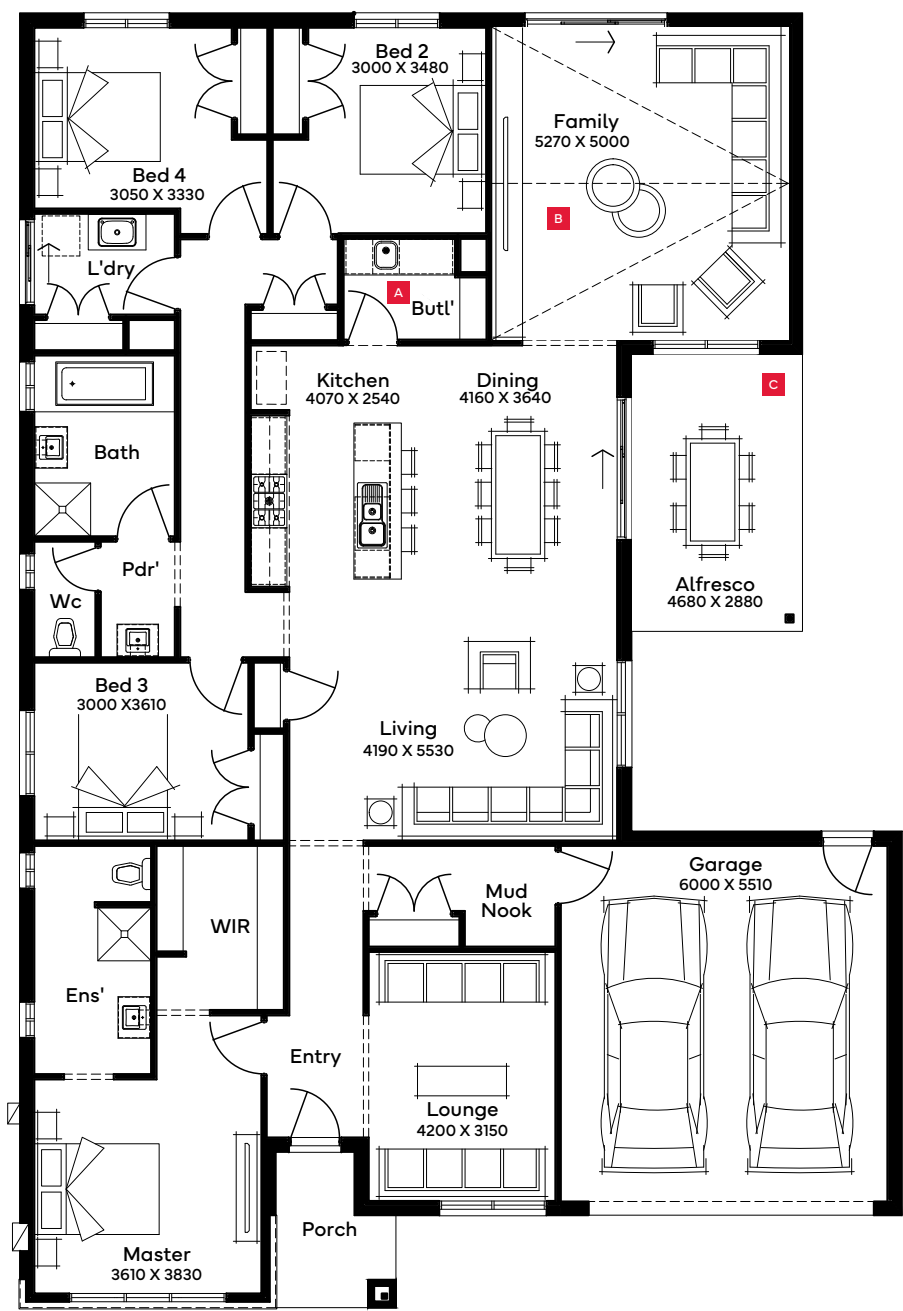
Ground Floor	223.43m ²	24.05sq
Garage	36.92m ²	3.97sq
Alfresco	11.15m ²	1.20sq
Porch	4.59m ²	0.49sq
Total	276.09m ²	29.72sq



Scan for all design and facade options available with the Balfour 28; or visit simonds.com.au

Structural Options (NCC Equivalent)

- A** Butler's Pantry
- B** Raked Ceiling
- C** Alfresco



Updated NCC equivalent floorplan shown. All floorplans are for illustrative purposes only and may not represent the final product. Final design may differ to meet developer, NCC and other compliance requirements.

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