

The

# Armidale 38

On display at **Alamora Estate**





14M+ LOT WIDTH

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Plan Size (WxL)  
12.47m x 21.23m

Minimum Lot Size (WxL)  
14m x 28m

The Armidale 38, a 5-bedroom, 3-bathroom home with 3 living spaces, embodies thoughtful design with well-zoned bedrooms. The ground floor features an open-plan living space with a large kitchen and walk-in pantry. It includes a guest bedroom with an ensuite, walk-in robe, and a spare lounge perfect for hosting. Upstairs, you'll find three bedrooms with walk-in robes, a rumpus room, and a resort-style master suite, offering a luxurious retreat for every family member.

## As Displayed Specifications

Ground Floor	161.64m <sup>2</sup>	17.40sq
First Floor	165.47m <sup>2</sup>	17.81sq
Garage	36.28m <sup>2</sup>	3.91sq
Alfresco	11.98m <sup>2</sup>	1.29sq
Alfresco Slab Ext'	3.84m <sup>2</sup>	0.41sq
Porch	9.56m <sup>2</sup>	1.03sq
<b>Total</b>	<b>388.77m<sup>2</sup></b>	<b>41.85sq</b>



Scan for all design and facade options available with the Armidale 38; or visit [simonds.com.au](http://simonds.com.au)

## As Displayed Structural Options

- A** Rear option
- B** Master ensuite 2



Displayed with Brookstead Facade

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