

The

Armidale 38

On display at Berwick Waters





14M+ LOT WIDTH

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5 4 3 2 1

Plan Size (WxL) Minimum Lot Size (WxL)
11.99m x 21.11m 14m x 28m

Suited for 14m+ blocks, the Armidale 38 includes 5 bedrooms, 3 bathrooms, and a 2-car garage over two floors. The ground floor features an open-plan living space with a large kitchen and walk-in pantry. A guest bedroom with an ensuite, walk-in wardrobe, and a spare lounge cater to hosting needs. Upstairs houses three bedrooms with walk-in closets, a rumpus room, and a resort-style master suite, providing a luxurious retreat for every family member.

Specifications		
Ground Floor	157.00m ²	16.90sq
First Floor	168.37m ²	18.12sq
Porch	6.90m ²	0.74sq
Garage	36.29m ²	3.91sq
Alfresco	14.71m ²	1.69sq
Pergola	18.84m ²	2.03sq
Total	403.97m ²	43.47sq



Scan for all design and facade options available with the Armidale 38; or visit simonds.com.au

As Displayed Structural Options

- A

Guest to front option
- B

Butler's pantry, laundry + powder option
- C

Build over Garage option + Master Ensuite option



Standard floorplan based on Wallaman facade

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