

The

Armidale 38

On display at **Cloverton Estate**





14M+ LOT WIDTH

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5 3 3 1 1 2 1

Plan Size (WxL) Minimum Lot Size (WxL)
11.99m x 21.23m 14m x 28m

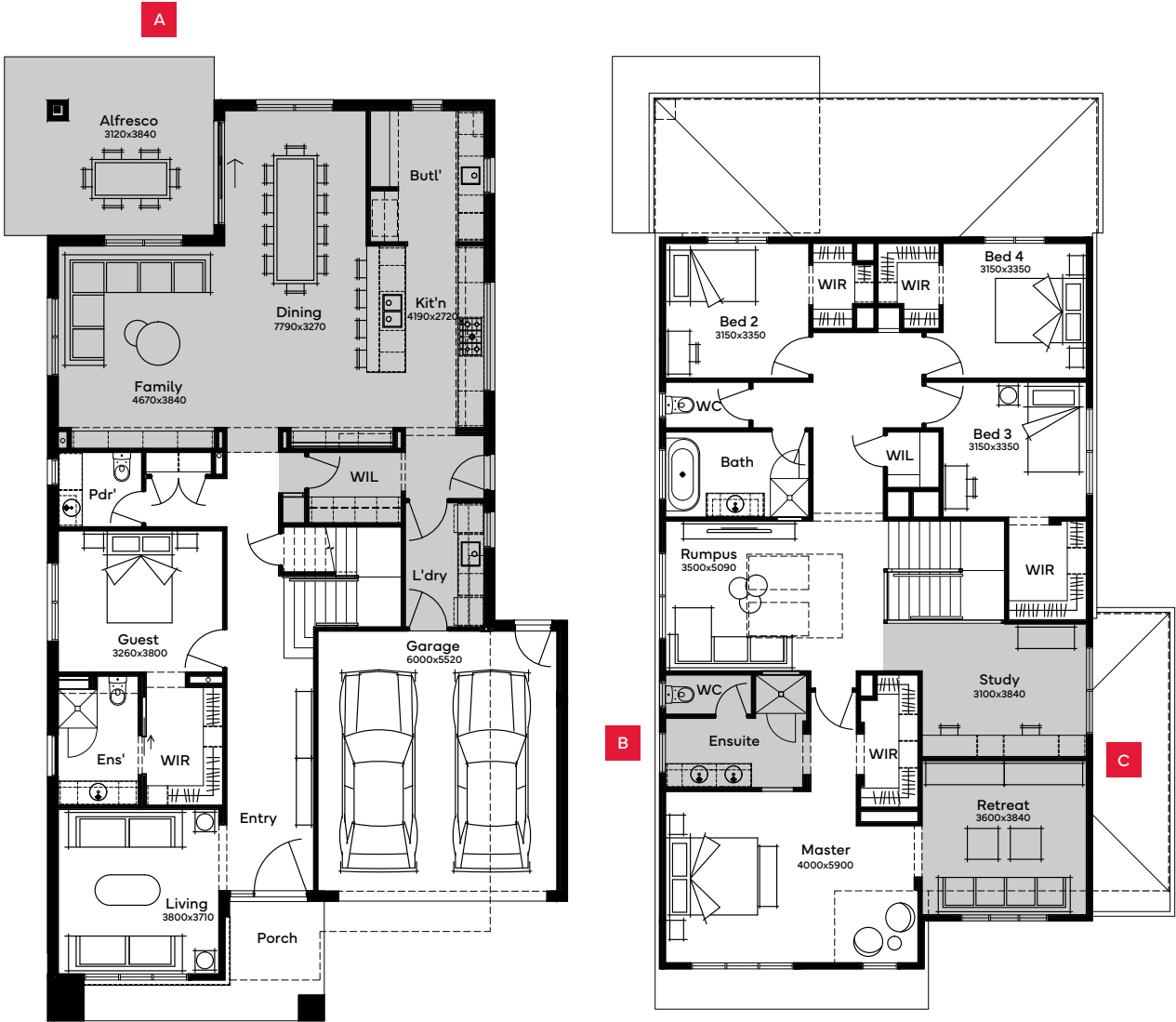
Suited for 14m+ blocks, the Armidale 38 includes 5 bedrooms, 3 bathrooms, and a 2-car garage over two floors. The ground floor features an open-plan living space with a large kitchen and walk-in pantry. A guest bedroom with an ensuite, walk-in wardrobe, and a spare lounge cater to hosting needs. Upstairs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

As Displayed Specifications		
Ground Floor	161.07m ²	17.34sq
First Floor	165.47m ²	17.81sq
Garage	36.29m ²	3.91sq
Alfresco	11.98m ²	1.29sq
Alfresco Slab Ext'	7.96m ²	0.86sq
Porch	9.56m ²	1.03sq
Total	392.33m ²	42.23sq



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

- As Displayed Structural Options
- A** Alternate Laundry, Butlers, Dining & Alfresco Rear
 - B** Master Ensuite 2
 - C** Build Over Garage with Master Retreat & Study



Displayed with Brookstead Facade

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