

The

# Hepburn 25

On display at **Cloverton Estate**





14M+ LOT WIDTH

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**Hepburn 25**

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4 2 2 2 1

Plan Size (WxL) Minimum Lot Size (WxL)  
12.47m x 22.35m 14m x 28m

Designed for a 14m+ block, the Hepburn 25 features 4 bedrooms, 2 bathrooms, and 2 living spaces over a single-storey. The cosy lounge, nestled between the master bedroom and kitchen, is perfect for relaxation. The open-plan dining and family area extends to an alfresco, ideal for breezy living. Ample room for both entertainment and personal retreats makes this home inviting throughout the year.

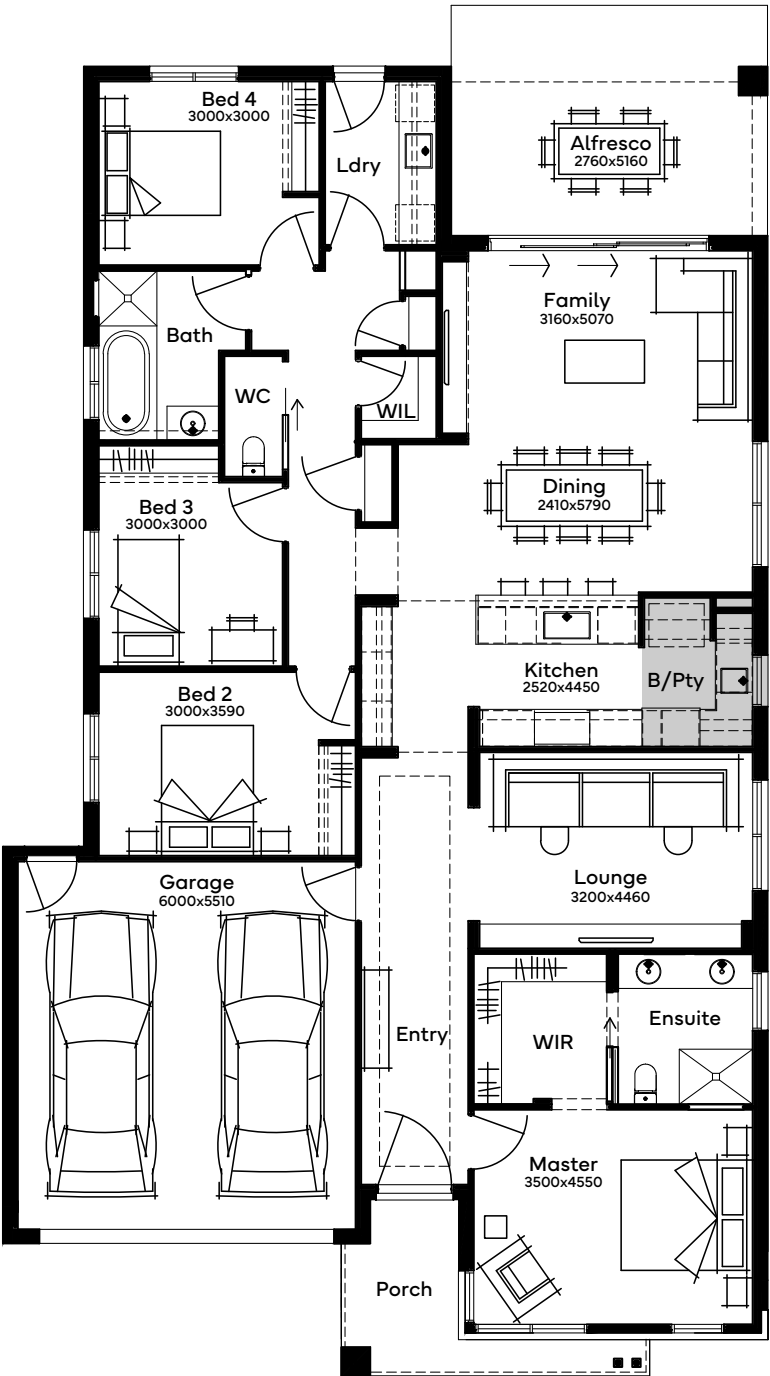
| As Displayed Specifications |                      |         |
|-----------------------------|----------------------|---------|
| Ground Floor                | 178.76m <sup>2</sup> | 19.24sq |
| Garage                      | 36.31m <sup>2</sup>  | 3.91sq  |
| Alfresco                    | 14.24m <sup>2</sup>  | 1.53sq  |
| Alfresco Slab Ext'          | 5.16m <sup>2</sup>   | 0.56sq  |
| Porch                       | 7.06m <sup>2</sup>   | 0.76sq  |
| Total                       | 241.53m <sup>2</sup> | 26.00sq |



Scan for all design and facade options available with the Hepburn 25; or visit [simonds.com.au](https://simonds.com.au)

As Displayed Structural Options

**A** Butler's Pantry



Displayed with Mowbray Facade

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