

Lot
534.



Contour.



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VillaRange
BY VILLAWOOD
PROPERTIES



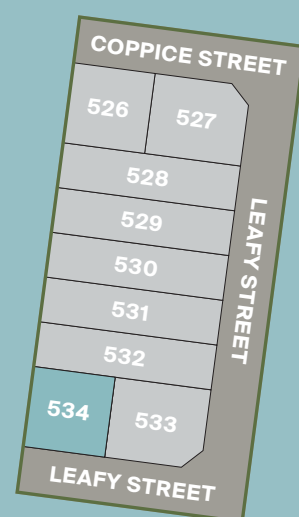
GROUND FLOOR PLAN
534 LEAFY STREET, LARA VIC 3212

LOT 534

2 1 1 + 1

Areas

Land Size	163 m ²
Internal	77.43 m ²
Garage	27.29 m ²
Total	104.72 m ²
POS	14.71 m ²



Key design features.

Indoor space.

- Open plan kitchen and living space with 3.6m high ceilings
- Ample natural light and ventilation through high storey window and openable windows throughout
- Direct connection from living into private outdoor court, with servery window to kitchen
- Efficient kitchen layout with concealed pantry and discrete access to garage
- Two bedrooms sectioned off within an intimate private wing of the home
- Intelligent design with bedroom 1 having direct access to the shared bathroom

Outdoor space.

- Bold geometric façade creating interest and identity
- Welcoming and approachable address to the street with a soft curved brick entry statement and mixture of materials and openings
- Integrated planter box at front window
- Single car garage with additional on-site car park space

Sustainability as standard.

Each VillaRange home comes with a 9-star sustainability rating.

- | | | | |
|--|-------------------------------------|--------------------------|--|
| ☆ Minimum 2.5kw Solar Panels. | ☆ Living Room Ceiling Fan. | ☆ No Gas Appliances. | ☆ Energy efficient reverse cycle split system. |
| ☆ Electric Car Charging Point To Garage. | ☆ Electric Boosted Solar Hot Water. | ☆ 6 Star NatHERS Rating. | ☆ 9 star Victorian residential efficiency energy rating. |



Coridale

LARA



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