

Hoffman 39



House (width x length)
12.20m x 18.83m

Minimum Lot Width#
14m+

Minimum Lot Depth#
30m+



Standard floorplan with Balmain façade

Room Sizes

Master Bedroom	3.7 x 5.8m
Bedroom 2	3.5 x 3.7m
Bedroom 3	3.5 x 3.6m
Bedroom 4	3.3 x 4.0m
Lounge	3.9 x 5.0m
Family	4.6 x 6.0m
Dining	3.0 x 4.0m
Games	4.4 x 5.5m
Study	3.5 x 2.6m

Specifications

Ground Floor	156.23m ²	16.82sq
First Floor	156.23m ²	16.82sq
Garage	35.86m ²	3.86sq
Porch	4.65m ²	0.50sq*
Balcony	4.70m ²	0.51sq
Total	357.67m²	38.50sq*

PORTER DAVIS

* Sizes may vary slightly as per façade range. Floorplan based on the Balmain façade - see façade pricelist for RRP. # Minimum Lot Sizes may vary due to Council requirements & estate guidelines. This work is exclusively owned by RSS Property Holdings and cannot be reproduced or copied either wholly or in part, in any form (graphic, electronic or mechanical, including photocopying and uploading to the internet) without the written permission of RSS Property Holdings. This document is for illustration purposes and should be used as a guide only. Illustrations are not to scale. Garage dimensions are external measurements only. Refer to actual working drawings.