

# Hoffman 28



House (width x length)  
**8.80m x 19.19m**

Minimum Lot Width#  
**10m+**

Minimum Lot Depth#  
**28m+**



Standard floorplan with Balmain façade

## Design Options

- + Grand Living
- + Soaker Tub (to Ensuite)
- + Soaker Tub and Extended Shower (to Bath)

For a more detailed view of all floorplans, visit [porterdavis.com.au](http://porterdavis.com.au)

## Room Sizes

Master Bedroom	4.3 x 4.0m
Bedroom 2	3.4 x 2.9m
Bedroom 3	3.1 x 3.0m
Bedroom 4	3.1 x 3.0m
Family	4.1 x 4.5m
Dining	2.7 x 3.3m
Rumpus	4.4 x 4.0m
Study Nook	2.1 x 1.6m

## Specifications

Ground Floor	80.85m <sup>2</sup>	8.70sq
First Floor	121.60m <sup>2</sup>	13.09sq
Garage	36.36m <sup>2</sup>	3.91sq
Grand Alfresco	17.98m <sup>2</sup>	1.94sq
Porch	4.93m <sup>2</sup>	0.53sq*
<b>Total</b>	<b>261.72m<sup>2</sup></b>	<b>28.17sq*</b>

# 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.