BARRINGTON HOMES EMBRACES THE FOUR ELEMENTS OF SUSTAINABILITY TO CREATE THE ESSENCE OF HARMONIOUS LIVING.

Our philosophy is to be both socially and environmentally responsive and responsible in the design and construction of our homes. The principle we are guided by is the creation of harmonious living spaces, while minimising the impact on our environment.

BARRINGTON HOMES
THE ESSENTIAL ELEMENTS OF HARMONIOUS LIVING

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HIA GreenSmart REGIONAL PARTNER

The particulars are set out as a general outline only. This representation is intended as a guide for intending purchaser/s and does not constitute an offer or contract. Intending purchaser/s should satisfy themselves by inspection or otherwise to the correctness of each description or reference. Illustration shows optional shower to powder room. Landscaping, furniture and vehicles not included. Barrington Housing Group Pty Limited.

quadrant.com.au BAH 41262

> ROCHESTER II 37.8sq

5 3 2

The Rochester II is a stylish and spacious home with a number of adaptable living spaces to suit most lifestyle needs. The design is well suited for knockdown/rebuild sites and offers a drive through garage.

The home features a downstairs study or guest bedroom located adjacent to a well appointed bathroom. The separate living room can also easily be adapted to a home theatre. The rear living and dining areas are well proportioned and offer great connectivity to outdoor spaces such as the optional alfresco area. The addition of the optional butler's pantry offers extra bench space to an already generous kitchen. Upstairs there are four large bedrooms with the master suite offering a walk in robe and a spacious ensuite with optional free standing bath. The huge upstairs rumpus/activity area features a walk in linen and can be modified to offer an additional sixth bedroom option.

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Oceana Facade

Urban Facade

Bayside Facade

Byron Facade

Hampton Facade

Brampton Facade

> ROCHESTER II 37.8sq

Designed for a 15-18m lot width

DESCRIPTION

5 bedrooms, 3 bathrooms plus outdoor entertaining area

DIMENSIONS

Living	4.55 x 4.06
Dining	4.55 x 3.67
Family	4.92 x 4.86
Master Bed	4.55 x 4.06
Bed 2	3.84 x 3.11
Bed 3	3.84 x 3.11
Bed 4	4.86 x 3.11
Rumpus	4.97 x 3.93
Alfresco	5.03 x 3.5
Garage	5.8 x 5.5
Overall home width	12.47m
Overall home length	22.53m
Total area including optional alfresco and porch/balcony	351m^2

OPTIONAL EXTRAS

Ground Floor

- Shower to powder room
- Bi-fold doors to Dining, Family & Study/Guest
- Pergola/Deck to rear and sides
- Alfresco
- Butlers pantry including window
- Laundry bench

First Floor

- Alternate layout to ensuite/WIR (freestanding bath option)
- Blade shower
- Timber screen to ensuite