



# WELSH

homes

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ARTIST IMPRESSION

STERLING

TRADITIONAL

EMERALD

ASPECT

## CAPITAL 1221



4



2



2

### A MUST FOR THE FAMILY LOOKING FOR STYLE AND VALUE.

"How did they fit all this in" This modern designed home with well glazed broad open plan living, 4 spacious bedrooms, separate powder room and plentiful storage, it's clear from the get-go no space has been wasted. With all the trappings, and attention to detail you just can't help but be impressed by this architecturally designed but affordable abode.

- » Ample storage space located close to amenity and sizable robes to all bedrooms. BIRs have sliding vinyl doors so as to not impact on circulation.
- » A separate powder room takes the heat of the bathroom increasing privacy & reducing pressure on the amenity.
- » High quality contemporary & innovative design that is functional, aesthetically pleasing, energy efficient and pleasant to live in.
- » Large sliding doors from the living zone into open space areas providing a natural flow for the recreational needs of the inhabitants.



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Image may include upgrade items and may depict fixtures, finishes and features not supplied by Welsh Homes such as landscaping and fencing. Accordingly, any prices in this flyer do not include the supply of any of those items. Floorplan is representation of Traditional façade depicted unless otherwise stated. Welsh Homes reserves the right to alter the images or descriptions without notice. The minimum lot width and depth is dependent on many factors including but not limited to orientation, council requirements, design guidelines and easements. Please check with our Welsh Homes sales consultant to determine suitability and for full details of standard inclusions and detailed home pricing.

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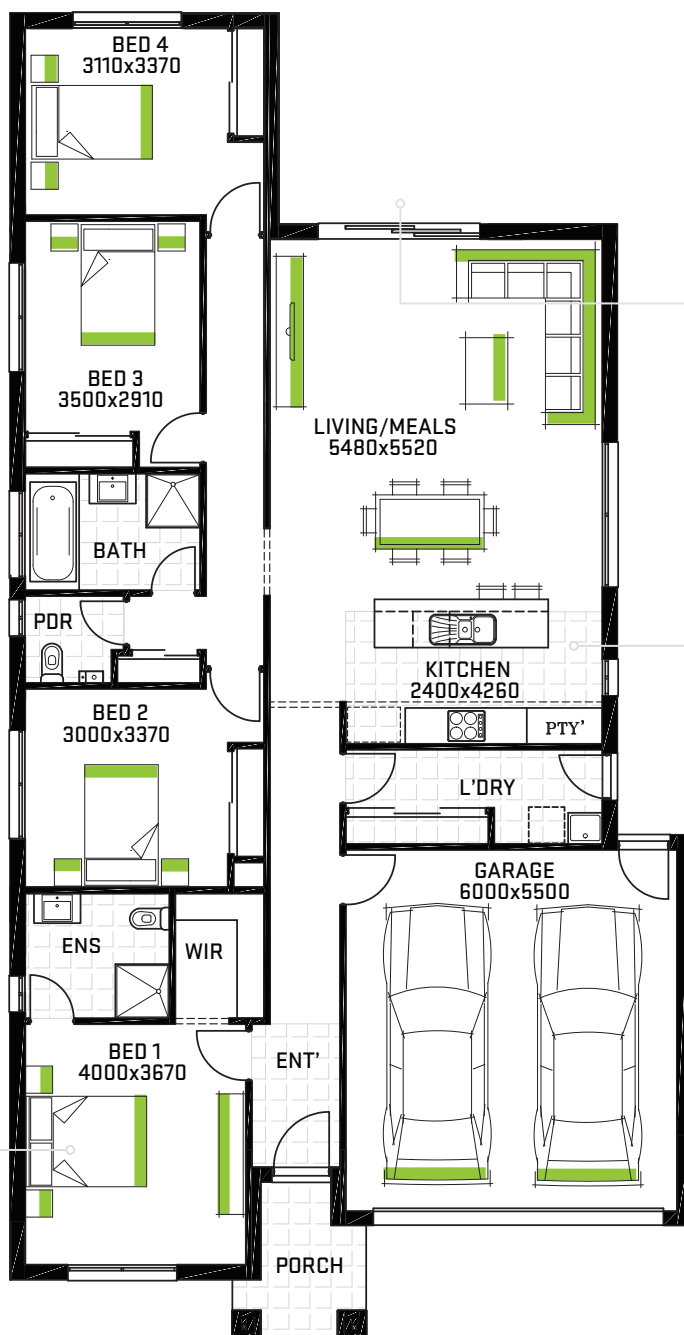


## CAPITAL 1221

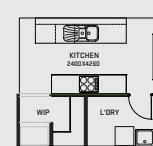
HOUSE AREA: 198.1m<sup>2</sup> | 21.3sqs

MIN LOT WIDTH: 12.5 metres

MIN LOT DEPTH: 28 metres



Alfresco  
(OPTION 1)



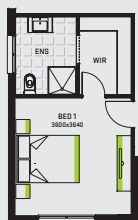
Kitchen/WIP Upgrade  
(OPTION 1)



Kitchen Upgrade  
(OPTION 2)



Kitchen Upgrade  
(OPTION 3)



Bed 1 & Ens (OPTION 1)



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