

# Clovelly

- SERIES -



Noah Facade





# Facade Options

Clovelly 22.5

FRONTAGE MIN 13.97m



ASPEN



DUNE



BROOKLYN



FLINDERS



HUNTER



MACQUARIE

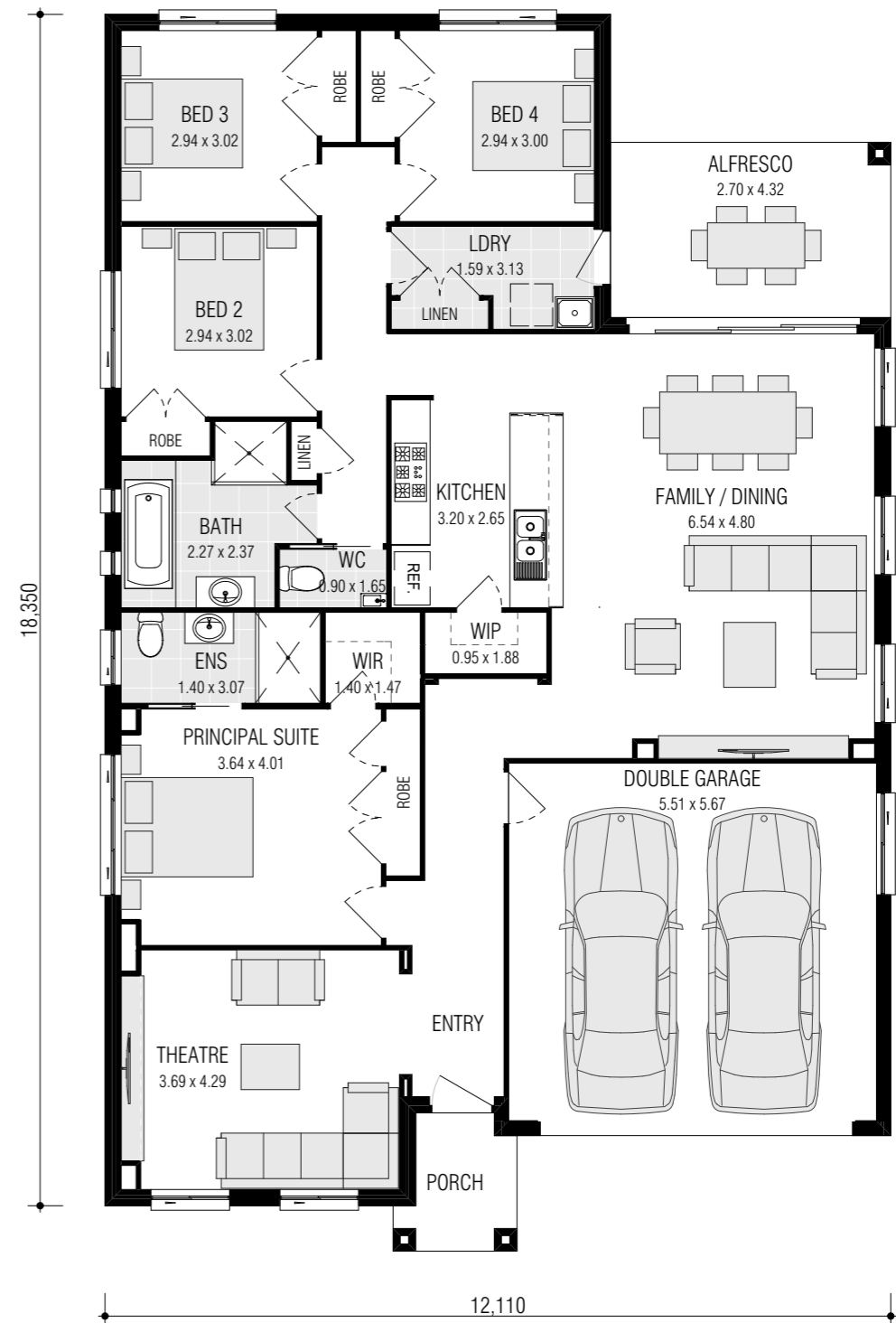


TOORAK



YARRA

**ALSO AVAILABLE:** All of our single story facades suit this design. Please ask our team if you are interested in more choices



Ground Floor	159.82m <sup>2</sup>
Garage	33.89m <sup>2</sup>
Alfresco	11.66m <sup>2</sup>
Porch	3.45m <sup>2</sup>
<b>Total</b>	<b>208.82m<sup>2</sup></b>

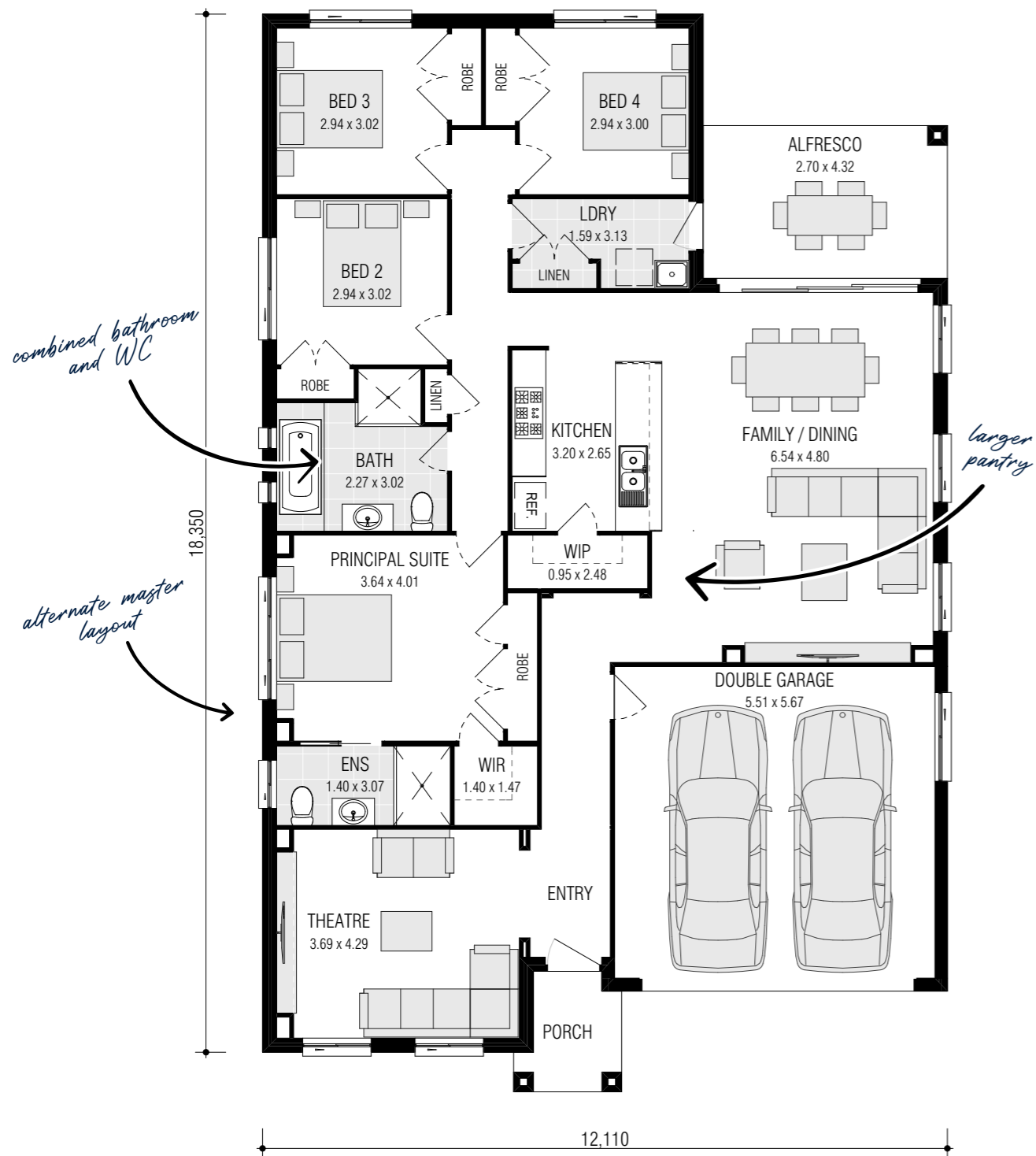


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# Clovelly 22.5 MKII

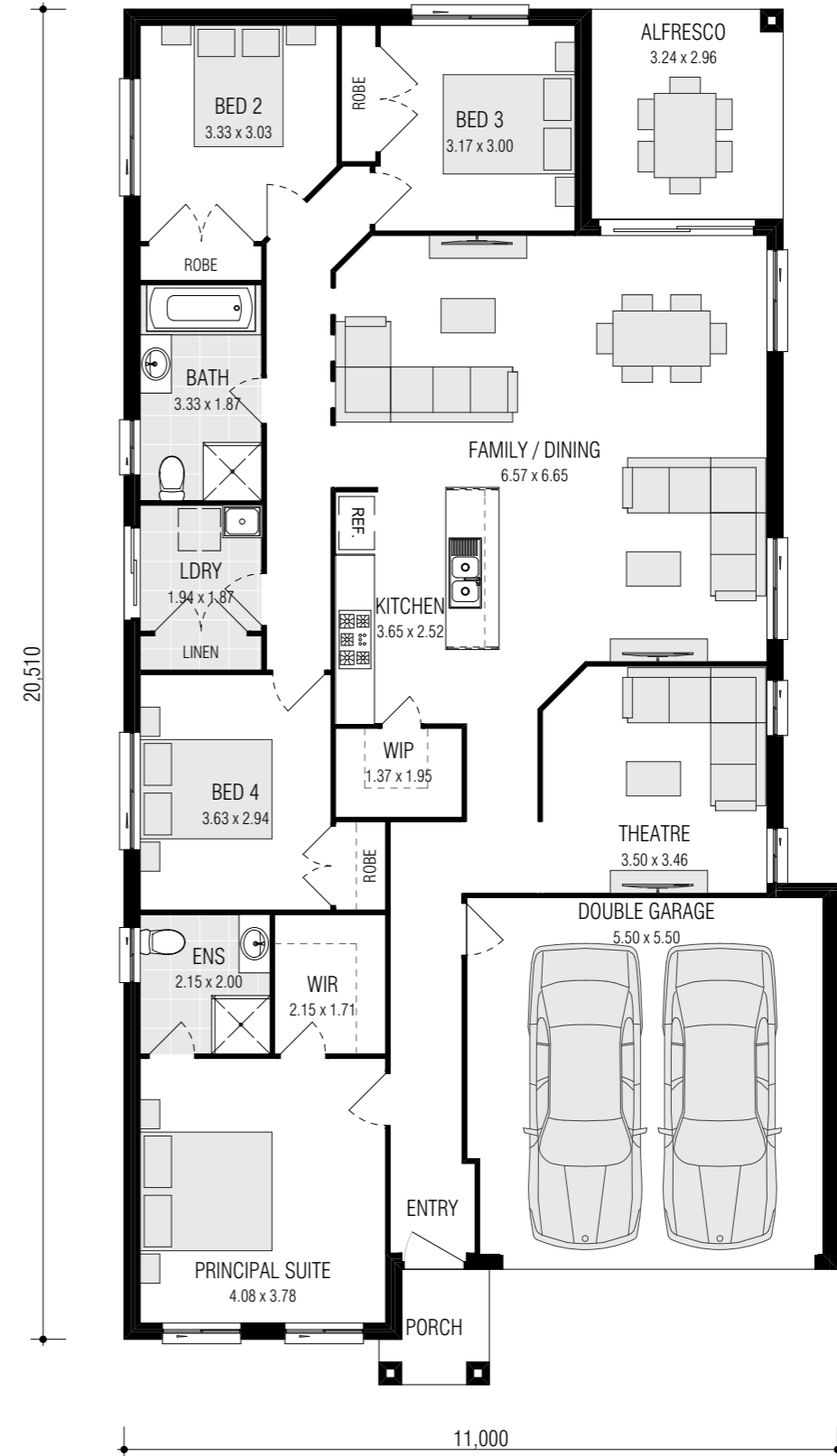
FRONTAGE MIN 13.97m



# Clovelly 22.6

FITS ON 12m BLOCKS

FRONTAGE MIN 12.00m



Ground Floor	159.82m <sup>2</sup>
Garage	33.89m <sup>2</sup>
Alfresco	11.66m <sup>2</sup>
Porch	3.45m <sup>2</sup>
<b>Total</b>	<b>208.82m<sup>2</sup></b>



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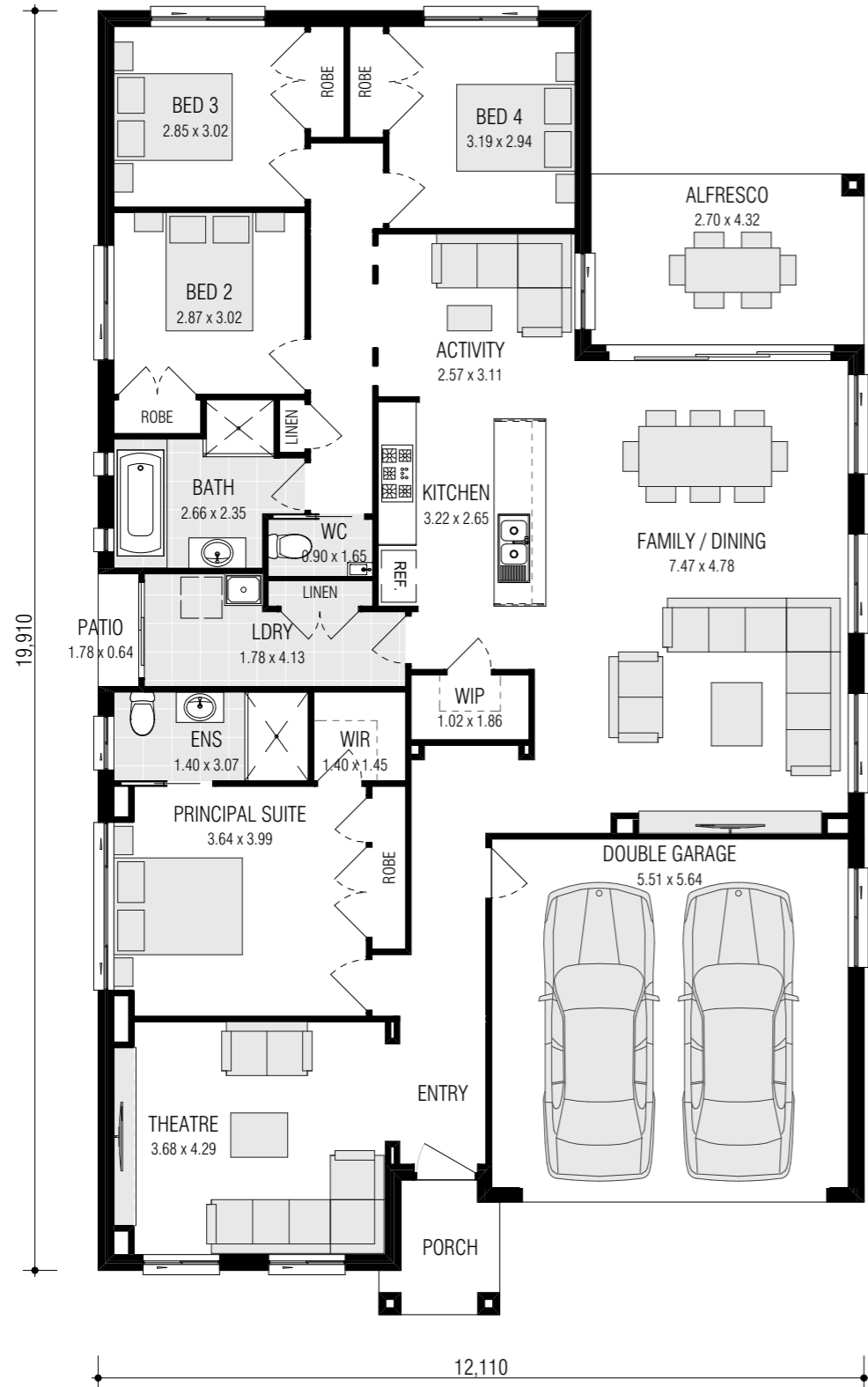
Ground Floor	164.82m <sup>2</sup>
Garage	32.62m <sup>2</sup>
Alfresco	9.59m <sup>2</sup>
Porch	2.65m <sup>2</sup>
<b>Total</b>	<b>209.68m<sup>2</sup></b>



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# Clovelly 24.2

FRONTAGE MIN 13.97m



Ground Floor	174.94m <sup>2</sup>
Garage	33.89m <sup>2</sup>
Alfresco	11.66m <sup>2</sup>
Porch	3.45m <sup>2</sup>
Patio	1.14m <sup>2</sup>
<b>Total</b>	<b>225.08 m<sup>2</sup></b>

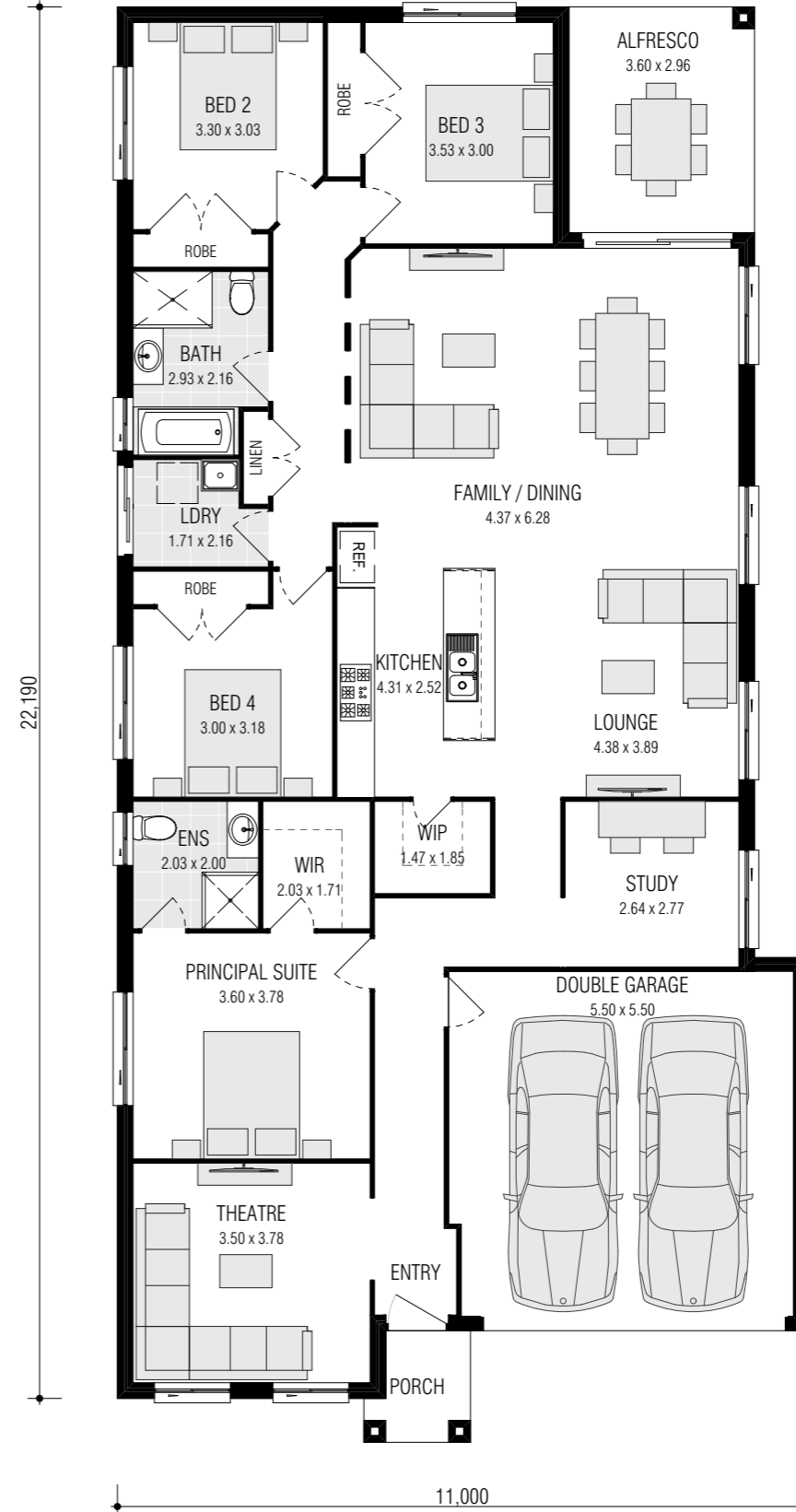


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# Clovelly 24.4

FITS ON 12m BLOCKS

FRONTAGE MIN 12.00m



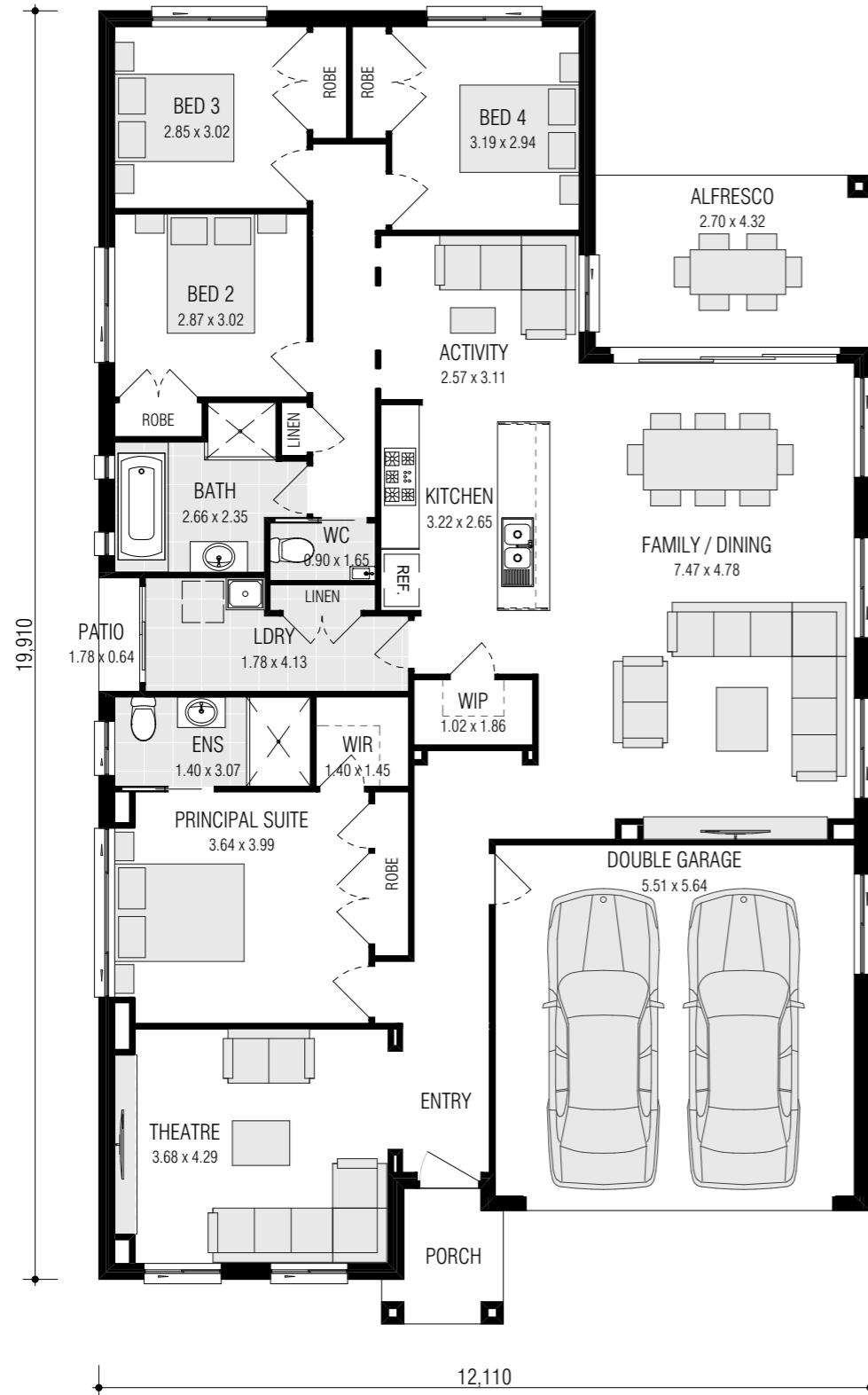
Ground Floor	180.82m <sup>2</sup>
Garage	32.62m <sup>2</sup>
Alfresco	10.66m <sup>2</sup>
Porch	2.65m <sup>2</sup>
<b>Total</b>	<b>226.75m<sup>2</sup></b>



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# Clovelly 25.5

FRONTAGE MIN 13.97m



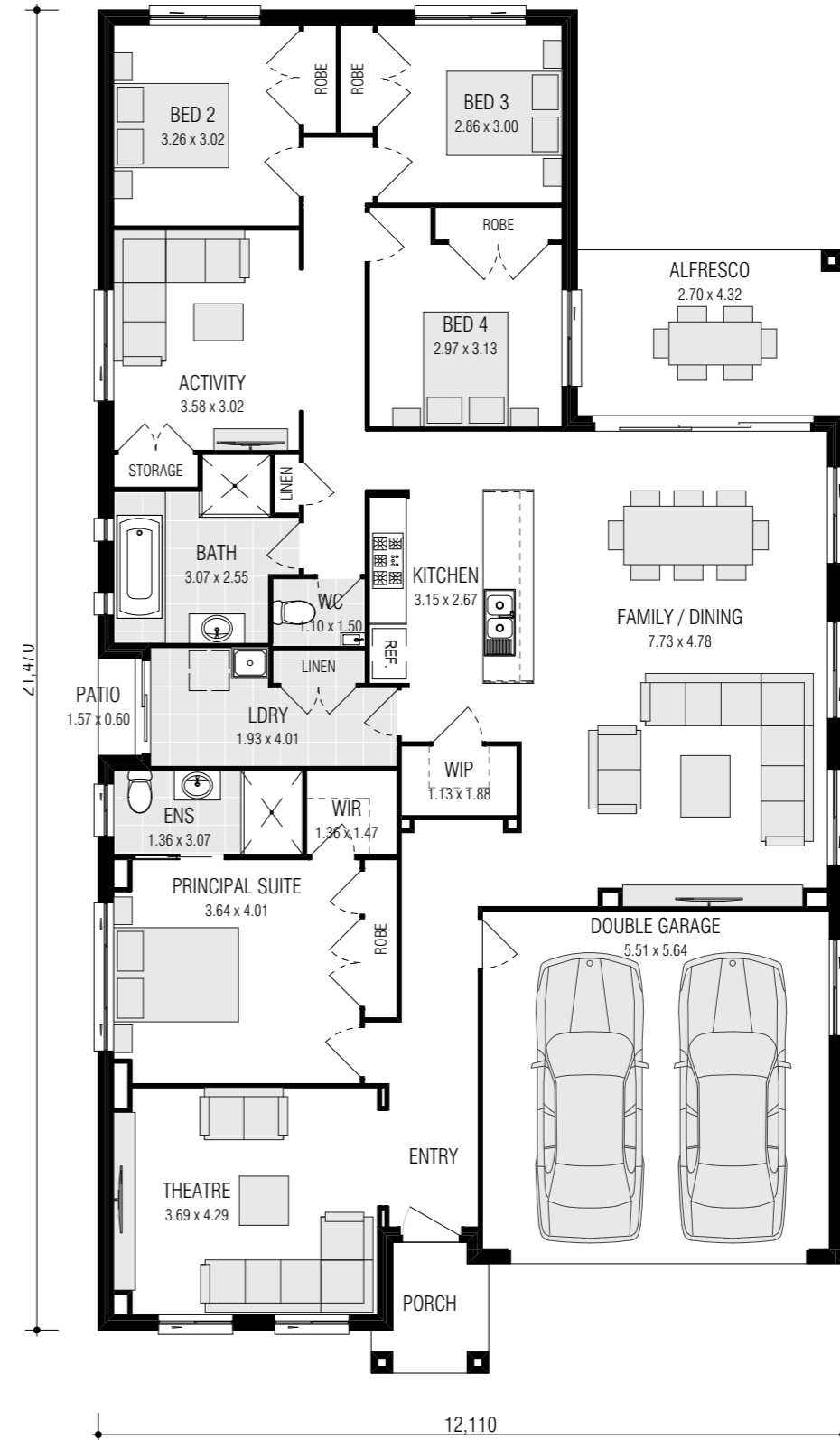
Ground Floor	188.42m <sup>2</sup>
Garage	33.72m <sup>2</sup>
Alfresco	11.66m <sup>2</sup>
Porch	3.44m <sup>2</sup>
<b>Total</b>	<b>237.24 m<sup>2</sup></b>



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# Clovelly 25.6

FRONTAGE MIN 13.97m



Ground Floor	188.52m <sup>2</sup>
Garage	33.72m <sup>2</sup>
Alfresco	11.66m <sup>2</sup>
Porch	3.44m <sup>2</sup>
Patio	0.94m <sup>2</sup>
<b>Total</b>	<b>238.28 m<sup>2</sup></b>

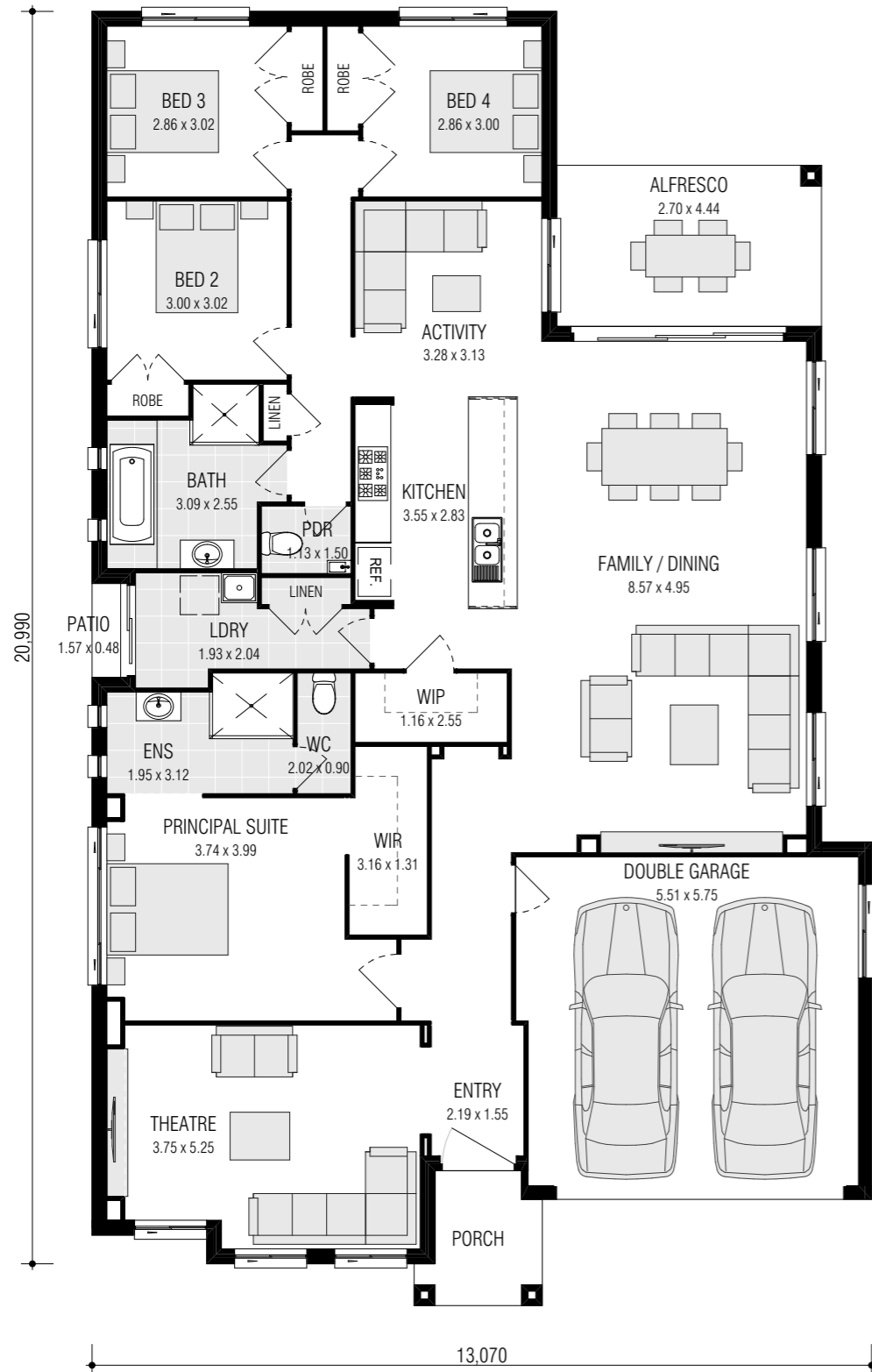


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# Clovelly 26.5

FRONTAGE MIN 14.93m



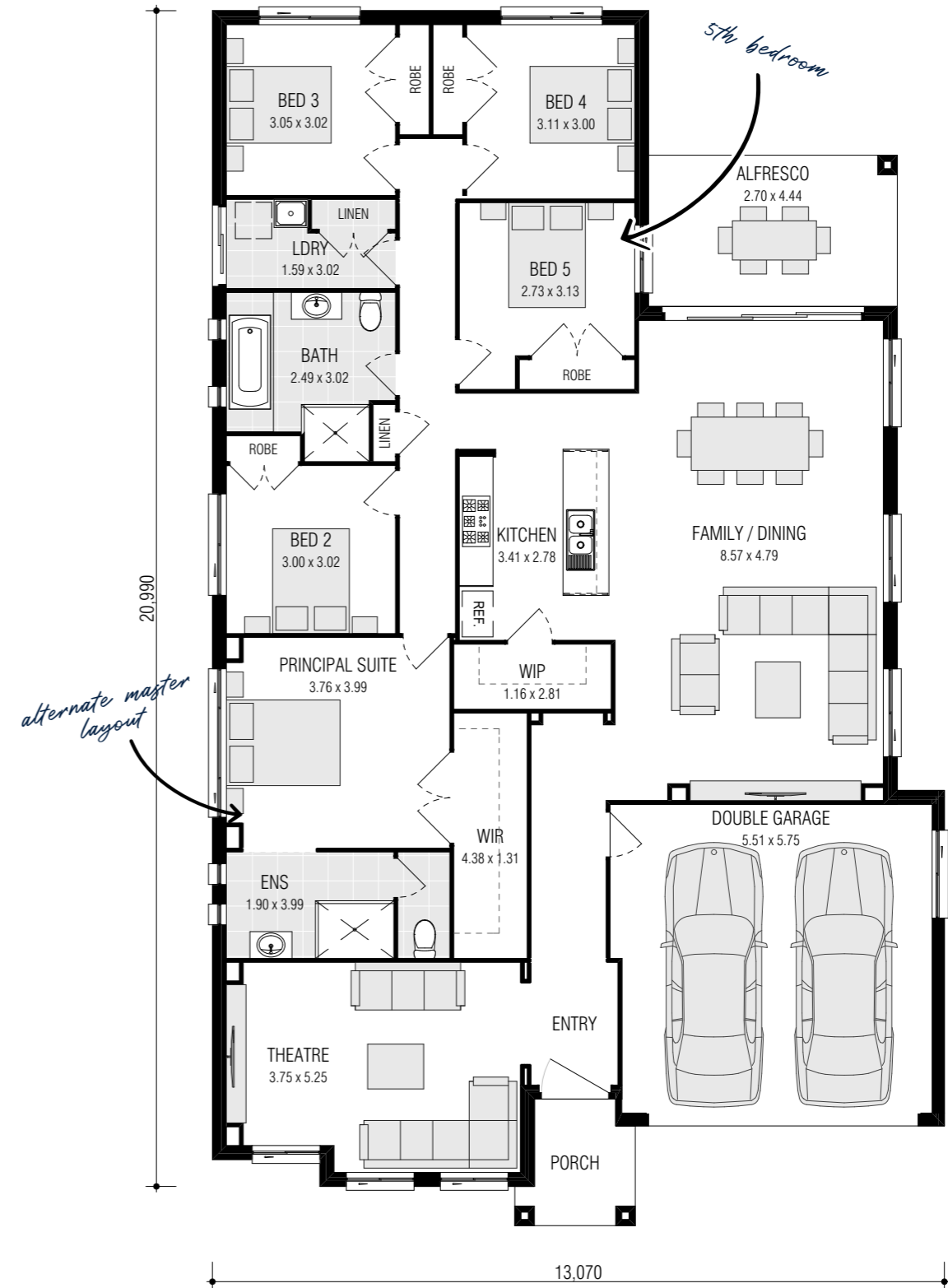
Ground Floor	195.02m <sup>2</sup>
Garage	33.85m <sup>2</sup>
Alfresco	11.99m <sup>2</sup>
Porch	4.14m <sup>2</sup>
Patio	0.75m <sup>2</sup>
<b>Total</b>	<b>245.75m<sup>2</sup></b>



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# Clovelly 26.5 MKII

FRONTAGE MIN 14.93m



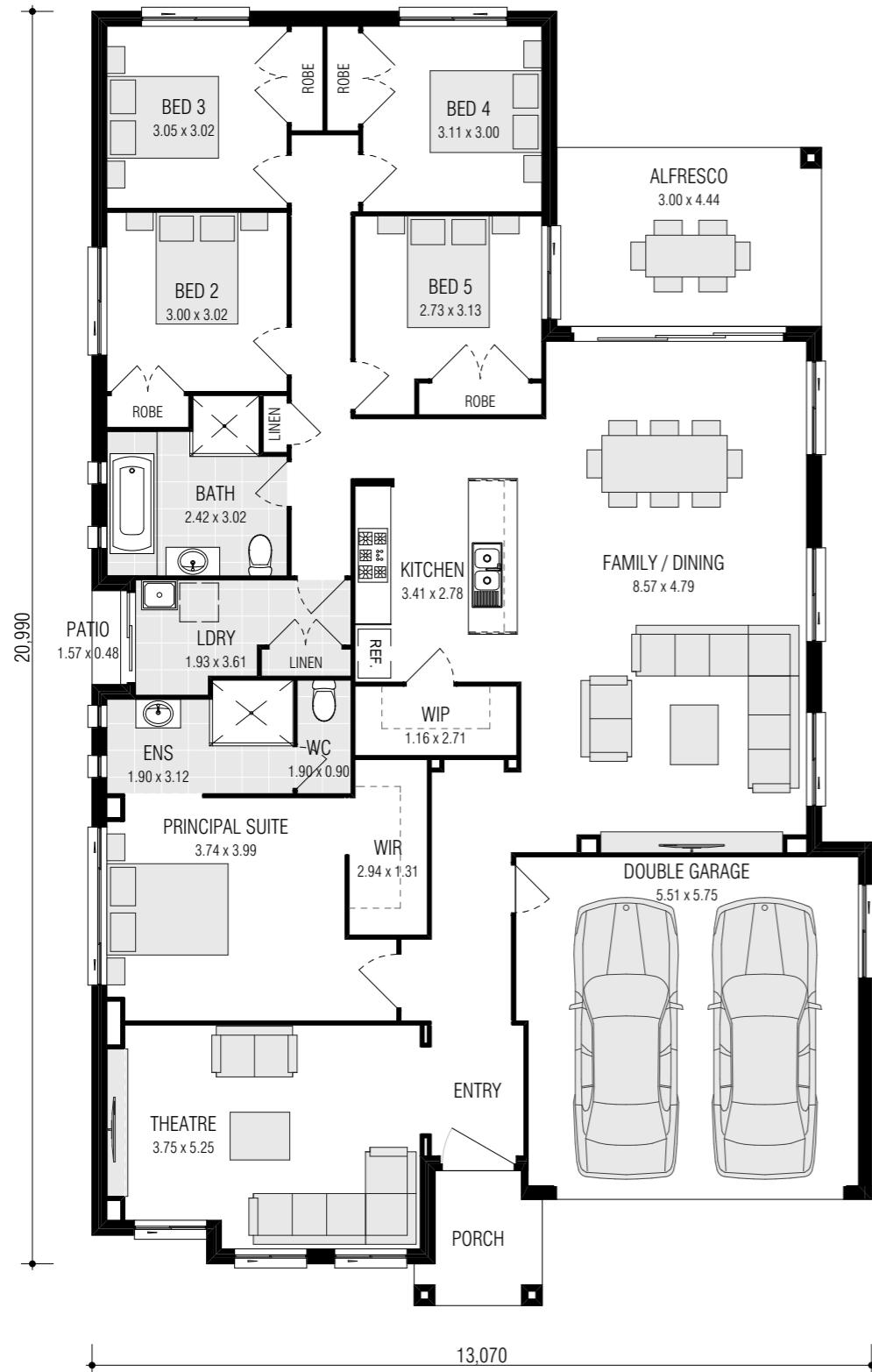
Ground Floor	195.77m <sup>2</sup>
Garage	33.85m <sup>2</sup>
Alfresco	11.99m <sup>2</sup>
Porch	4.14m <sup>2</sup>
<b>Total</b>	<b>245.75m<sup>2</sup></b>



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# Clovelly 26.6

FRONTAGE MIN 14.93m



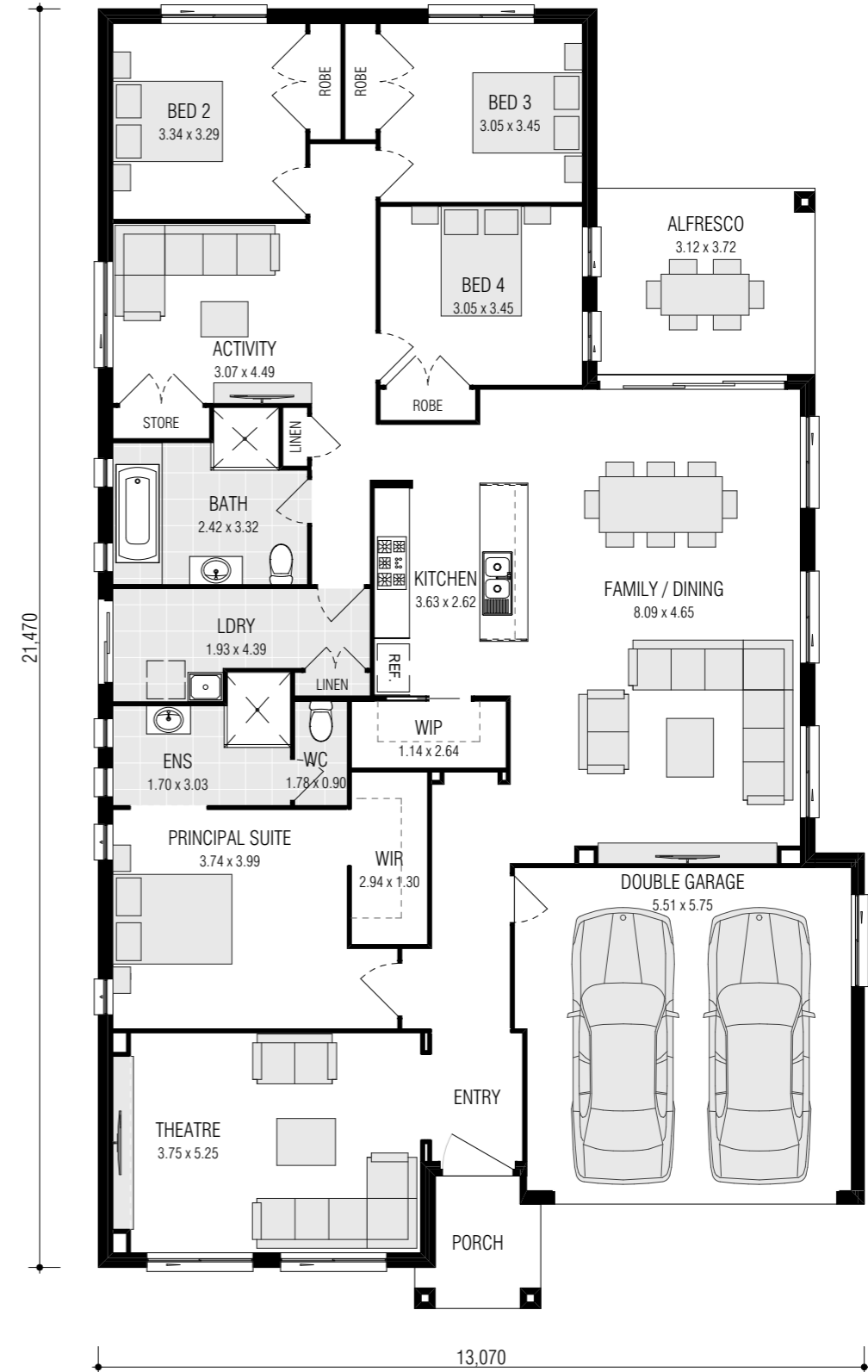
Ground Floor	195.02m <sup>2</sup>
Garage	33.85m <sup>2</sup>
Alfresco	13.32m <sup>2</sup>
Porch	4.14m <sup>2</sup>
Patio	0.75m <sup>2</sup>
<b>Total</b>	<b>247.08m<sup>2</sup></b>



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# Clovelly 27.2

FRONTAGE MIN 14.93m



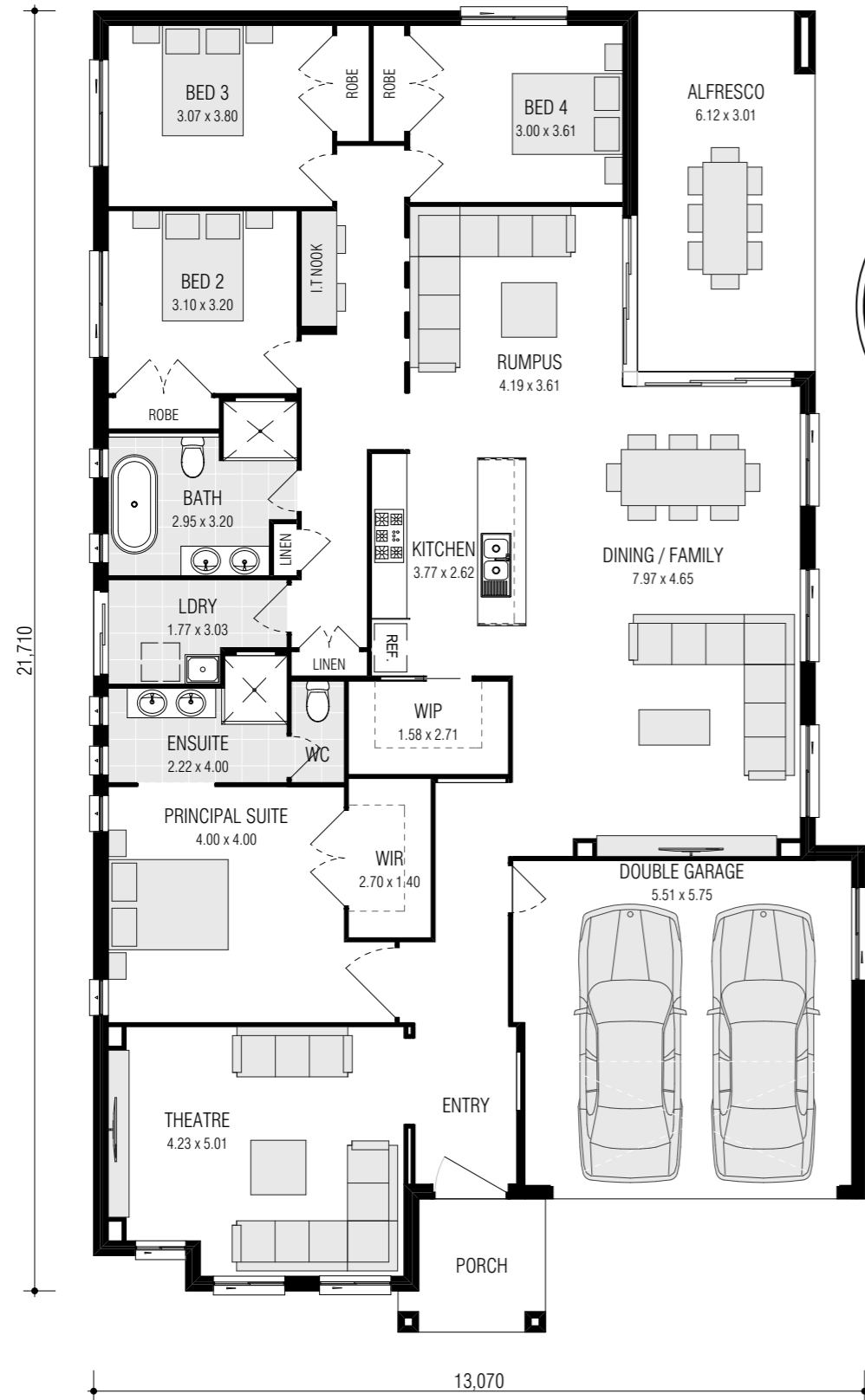
Ground Floor	202.79m <sup>2</sup>
Garage	33.90m <sup>2</sup>
Alfresco	11.83m <sup>2</sup>
Porch	4.14m <sup>2</sup>
<b>Total</b>	<b>252.66m<sup>2</sup></b>



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# Clovelly 28.4 DISTINCT

FRONTAGE MIN 14.93m



• On Display •  
HomeWorld  
Box Hill



## Distinct Upgrades

- Freestanding bath to Bathroom
- Shower Niche to each shower (2)
- Niche to Bathroom (above toilet)
- 1500 double bowl vanity to the Bathroom and Ensuite
- Niche to the Entry
- Niche to the Entry / Gallery backing onto WIP
- Feature cut outs (3) to Rumpus Room
- 1200 wide Door to the Principal Suite
- Corner Stacker Door to the Alfresco
- 1200 Front Entry Door



Ground Floor	206.84m <sup>2</sup>
Garage	33.85m <sup>2</sup>
Alfresco	18.42m <sup>2</sup>
Porch	5.11m <sup>2</sup>
<b>Total</b>	<b>264.22m<sup>2</sup></b>

4 2 2

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# Display Home LOCATIONS

## 1. LEPPINGTON

### HEMOWORLD LEPPINGTON

67 Berkshire Circuit Leppington NSW 2179

PH: 9606 4175 E: emeraldhills@firststyle.com.au

ON DISPLAY: Chatswood, Emerald, Riverside & Keswick

## 2. ORAN PARK

### ORAN PARK TOWN

6 Webber Loop Oran Park NSW 2570

PH: 9043 5890 E: oranpark@firststyle.com.au

ON DISPLAY: Fitzroy, Montebello, Burnley Duet & Silkwood

## 3. MARSDEN PARK

### HEMOWORLD MARSDEN PARK

27 Ellison Street Marsden Park NSW 2765

PH: 8630 0429 E: marsdenpark@firststyle.com.au

ON DISPLAY: Norwood & Montara

## 4. BOX HILL

### HEMOWORLD BOX HILL

14 Noah Street, Box Hill NSW 2765

PH: 8630 2020 E: boxhill@firststyle.com.au

ON DISPLAY: Grantham, Avoca & Clovelly

## 5. LEPPINGTON

### LEPPINGTON LIVING

37 Moon Street Leppington NSW 2179

PH: 9608 9777 E: leppington@firststyle.com.au

ON DISPLAY: Paddington & Belrose

## 6. WARNERVALE

### HEMOWORLD WARNERVALE

44 Virginia Road, Warnervale 2259

PH: 9138 7753 E: warnervale@firststyle.com.au

ON DISPLAY: Hamlyn & Warner

## 7. COBBITTY

### COBBITTY

18 Rock Fern Avenue, Cobbitty

COMING LATE 2023



WWW.FIRSTSTYLE.COM.AU

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