





### Breaking out of the everyday

## Portofino

The Portofino breathes beauty with a balanced layout catered to modern families.

Upon entering this one storey home, you'll notice the subtle hallway additions of a recess, ideal for a shoe rack or coat hooks, and picture recess that encourage you to make this home your own.

At the end of this gracious hallway, you are faced with the decision to turn towards the children's domain – complete with three Bedrooms, the Bathroom, Walk-In Linen and a Children's Activity – or enter the comfortable Home Theatre.

Accessible from whichever option you choose is a cleverly hidden Study Nook prepared for the more studious members of the family with Built-In Desk.

Continuing to the back of the home, the Gourmet Kitchen, Dining and Living Room await, with a seamless pathway to the Double Garage for making quick escapes to escape the daily grind. This open plan living area blends indoor-outdoor living, extending onto the Alfresco Cabana to offer an escape from monotony with endless relaxation opportunities.

Meanwhile, away from the hustle and bustle, the Master Suite hides away. This rear facing Bedroom features an immersive Walk-In Robe and functional Ensuite with twin sinks.





→ 13.130m width x 21.300m length

Family/Living	4.8 x 4.2
Dining	4.1 x 3.2
Master Suite	4.1 x 3.7
Bed 2	3.6 x 2.9
Bed 3	2.7 x 3.1
Bed 4	2.8 x 3.0
Home Theatre	3.7 x 3.6
Children's Activity	4.1 x 3.1
Study Nook	2.9 x 1.7
Double Garage	5.5 x 5.5
Alfresco Cabana	3.7 x 3.7
Alfresco Grande	8.0 x 3.7

Architectural 0.6m x 3m window in Home Theatre (lounge suite height)

Split level option

#### **PORTOFINO H-PFNCLAS17410**

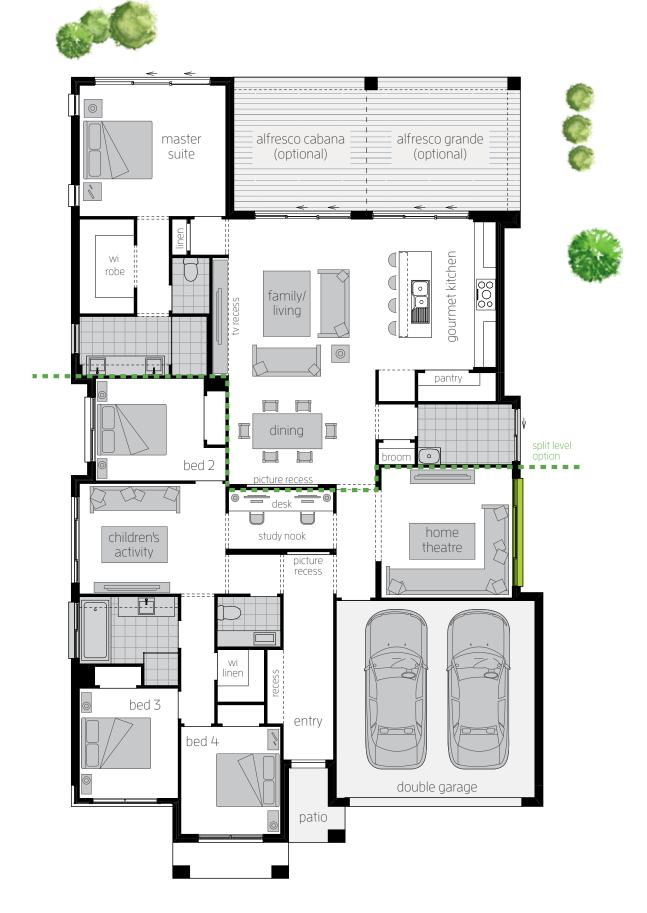
This floor plan depicts the Alberta facade.

Tivoli | Alberta | Geneva | San Remo | Provence |

#### Available facades

Ripley I Classic (included)

Floor plans will differ slightly depending on the facade chosen (for example, window locations may differ with different facades).





#### Upgrade Options

Alfresco Cabana 3.7m x 3.7m

Alfresco Grande 8.3m x 3.7m

Alternative Kitchen layout with one appliance tower

Alternative Ensuite layout including bathtub

Bi-fold door to Family/Living, Kitchen and Master Suite

Coffered ceiling to Home Theatre and Master Suite

Laundry bench with overhead cupboards

Splashback window to Kitchen

Split level front 343mm and 686mm

Split level rear 343mm, 686mm and 857mm

Study (Elite) 2.7m x 3.7m with square set window

Architectural 0.6m x 3m window in Home Theatre (lounge suite height)

Square Set window in Study

■ ■ Split level option

facades (26°)

















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