



# Manhattan 38.



**mcdonald jones**  
FIND YOURSELF AT HOME





# Manhattan.

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## Effortless flow and sophisticated living.

The Manhattan is a meticulously crafted architectural design, which is suitable for shorter blocks measuring 30m deep by 12,5m wide, ensuring an exquisite blend of space and adaptability. This remarkable home showcases three expansive living areas, five spacious bedrooms and study nook, effortlessly catering to the demands of remote work for both children and adults.

The intelligently designed open plan kitchen, living, and dining areas seamlessly flow towards the alfresco, offering an abundance of room for hosting and entertaining guests.

In addition to its family-friendly layout, the Manhattan also boasts a thoughtfully included ground floor guest bedroom. This inviting space ensures a comfortable stay for visiting family and friends, while still preserving the privacy of the main living quarters.

As the latest addition to our esteemed two-storey design collection, the Manhattan presents an ingenious living solution that effortlessly combines compactness and sophistication. With a variety of facades and upgrade options available, families can truly make this home their own, striking the perfect balance between space and comfort.









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5 3 2 1 2

12.5m

Minimum Block Width  
*Assuming one zero lot boundary\* and Conventional lot*

10.950m width x 20.975m depth

Ground Floor	
Family/Living	4.9 x 5.0
Dining	3.6 x 3.9
Guest Bed	3.2 x 3.0
Theatre	3.6 x 3.7
Study Nook	1.7 x 3.9
Garage	5.5 x 5.6
Alfresco	3.7 x 4.0

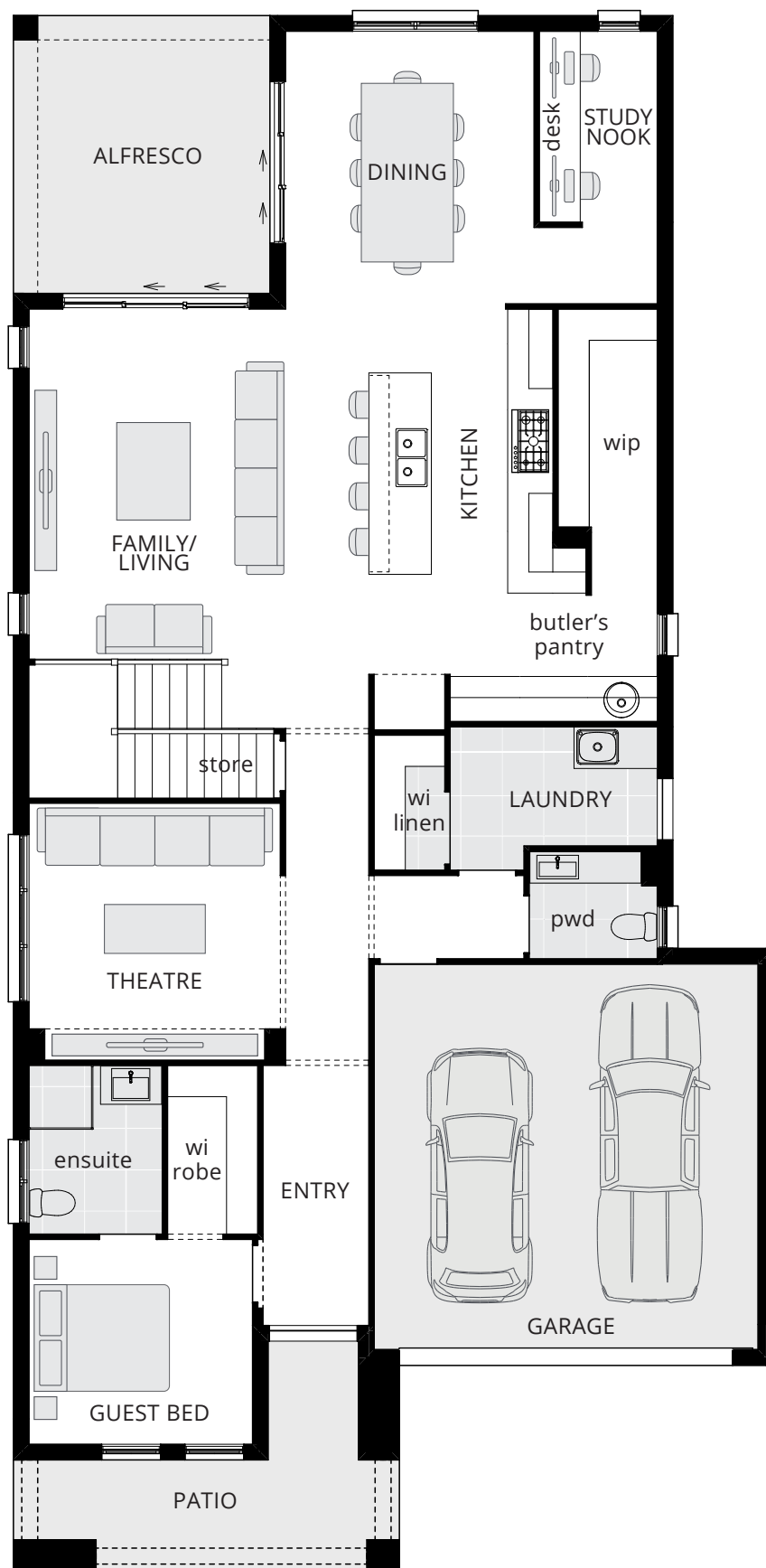
First Floor	
Master Suite	4.9 x 3.9
Bed 2	3.5 x 3.6
Bed 3	3.6 x 3.5
Bed 4	3.4 x 3.5
Activities	4.9 x 5.0



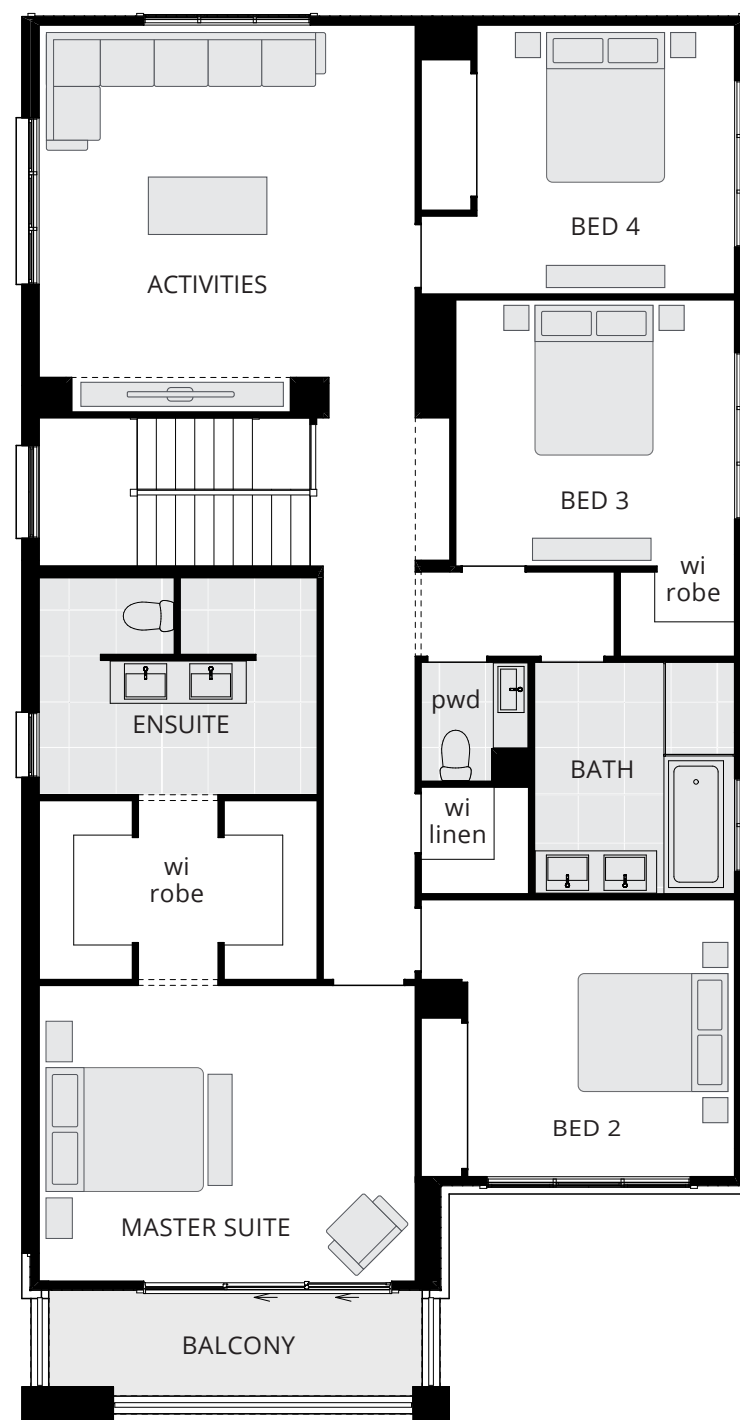
Floor plan depicts **Manhattan 38** with **Vantage B** facade.  
Floor plans will differ slightly depending on the facade chosen (for example, window locations may differ with different facades).  
The sizes of windows and external doors shown may vary from the standard plans due to current BASIX requirements and the region in which you build.  
Minimum block width requirements may differ in the Canberra region; please speak to your Building and Design Consultant.



Discover all the sizes and options for the **Manhattan** online to suit your block.



GROUND FLOOR



FIRST FLOOR



# Manhattan Facades.









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