

**NOW**  
by mcdonald jones

*Two Storey*  
**Palencia.**

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**mcdonald jones**  
FIND YOURSELF AT HOME

# Palencia One

## Make the most of your narrow block.

This four-bedroom home has been designed specifically to suit narrow 9m blocks, and maximises space on every level to ensure versatile, uncompromised living. The front positioned theatre welcomes you and leads you to the rear open-plan living and dining area. The large gourmet kitchen with oversized walk-in pantry provides expansive space for the chefs in the house.

Upstairs, an additional activities space flows into three bedrooms at the rear, two of which feature walk-in robes and generous storage. The stunning master suite at the front of the home captures elevated views and natural light, complete with spacious walk-in robe and private ensuite.

## Key features:

- Master suite with front elevated views
- Open plan family/living, kitchen and dining
- Three living areas to entertain and enjoy

 4
  2
  1
  1
  7.9

 7.850m width x 16.610m length

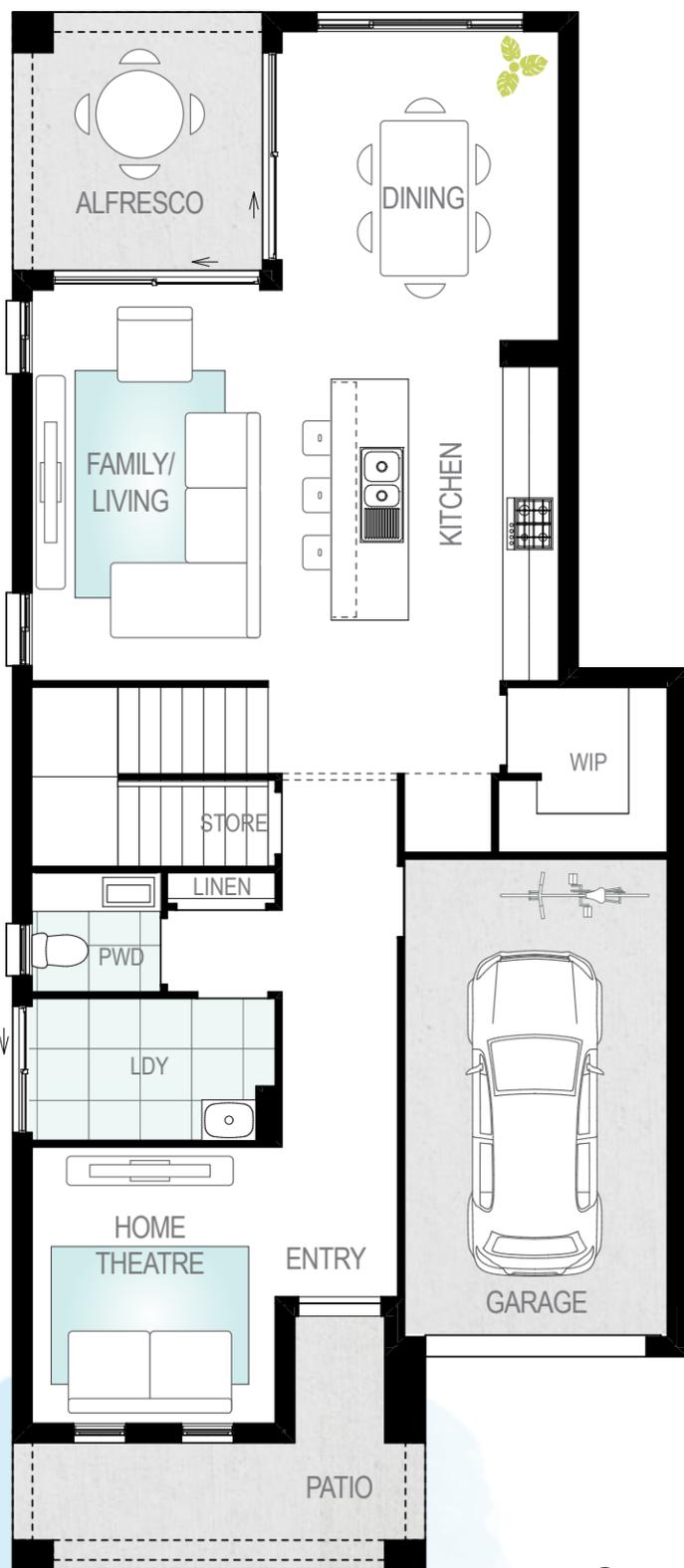
Family/Living	3.5 x 4.5
Dining	3.2 x 3.6
Master Suite	4.1 x 3.7
Bed 2	3.0 x 2.8
Bed 3	3.0 x 2.8
Bed 4	3.0 x 3.0
Activities	3.3 x 3.7
Theatre	2.8 x 3.2
Garage	3.1 x 5.6
Alfresco	2.9 x 3.0



# 9.0m

Minimum block width

Assuming one zero lot boundary



Ground floor



First floor

### Palencia One

Floor plan portrays the Vincent facade and will differ slightly with various facades (for example window locations may differ).

Block width/depth suitability may vary by council or approval authority. Please refer to the back page for an important notice.



Beaufort facade



Vincent facade



Harrow facade



Classic facade

# Palencia Two

## Key features:

### Compact without comprising on style.

Designed with compact, shallow blocks in mind, the Palencia Two delivers key spaces to craft a clever home that maximises your block.

The centrally located kitchen is the heart of the home, with views to the backyard and easy access to the alfresco for entertaining.

However, the true standout feature is the master suite upstairs that allows generous space and plenty of natural light with its front elevated position. Complete with ensuite and walk-in robe, you'll love retiring here at the end of a long day.

- Large kitchen for the chefs
- Oversized master suite with elevated views
- Additional study nook

 4
  2
  1
  1
  1
  7.9

 7.850m width x 14.400m length (not incl. alfresco)

Family/Living	3.6 x 4.1
Dining	3.5 x 2.7
Master Suite	4.1 x 3.7
Bed 2	3.0 x 2.8
Bed 3	3.0 x 2.8
Bed 4	3.0 x 2.9
Theatre	2.9 x 3.2
Study Nook	1.7 x 1.5
Garage	3.1 x 5.6
Alfresco (optional)	4.0 x 2.0

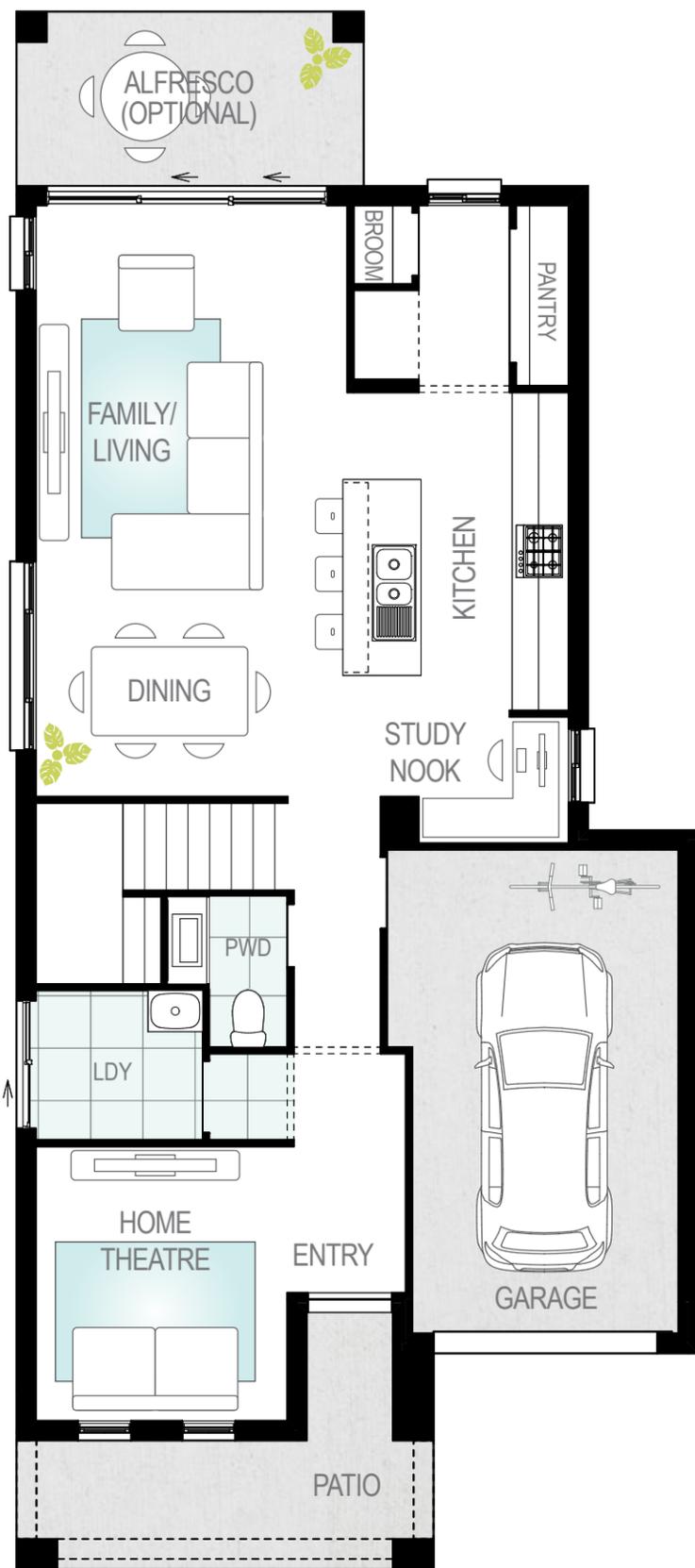


Harrow facade

# 9.0m

Minimum block width

Assuming one zero lot boundary



Ground floor



First floor

### Palencia Two

Floor plan portrays the Vincent facade and will differ slightly with various facades (for example window locations may differ).

Floor plan shown with optional alfresco.

Block width/depth suitability may vary by council or approval authority. Please refer to the back page for an important notice.



Estell facade



Vincent facade



Beaufort facade



Classic facade

# Palencia Three

## Maximise space and comfort.

The Palencia Three has been perfectly tailored for longer, narrow blocks and includes three spacious living spaces for everyone in the family to enjoy across both levels.

The theatre, central living, and the upstairs activities area means larger families can enjoy this versatile home for years to come. Generous storage, wardrobes and linen spaces have all been considered to ensure every space is maximised in this design. The master suite provides options for a balcony on some facades and elevated views for the perfect retreat to wake up in every day.

## Key features:

- Perfect for long, narrow blocks
- Open plan family/living, kitchen and dining
- Separate ensuite, family bathroom, WC and laundry

 4
  2
  1
  1
  7.5

 7.5m width x 17.360m length

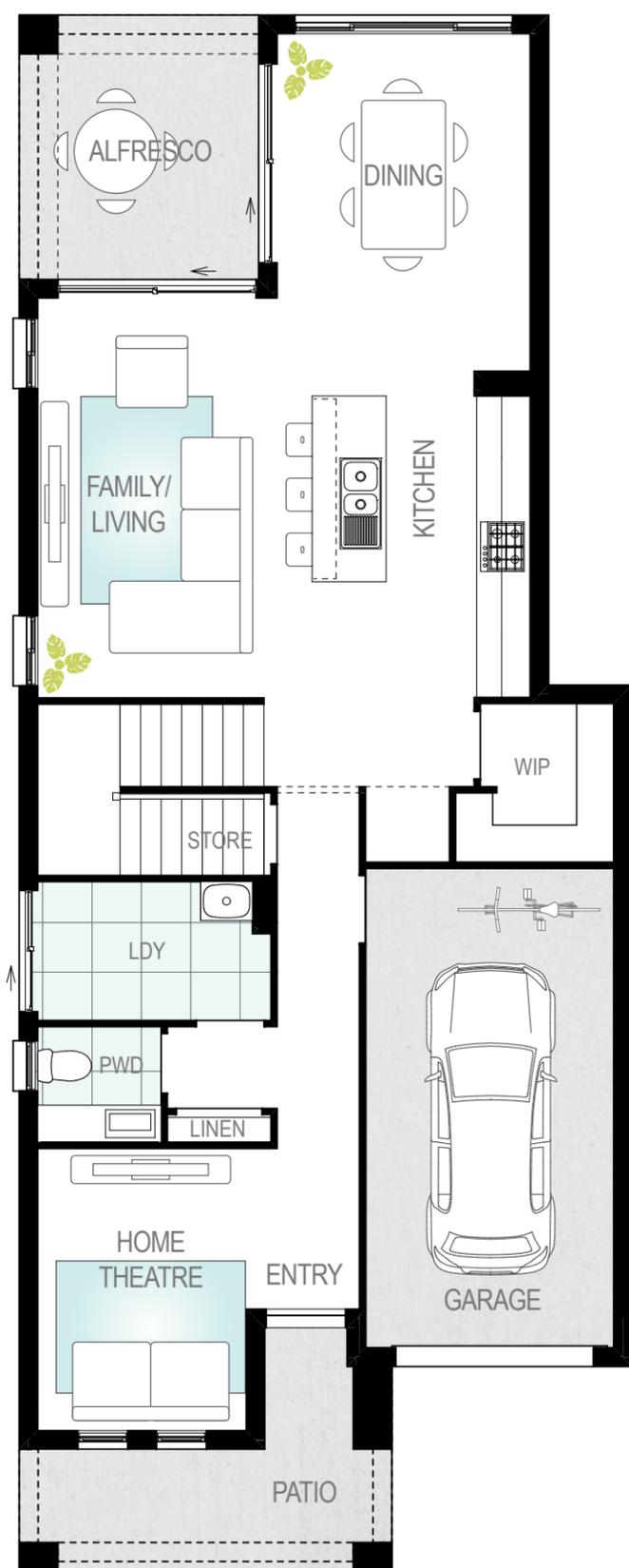
Family/Living	3.4 x 4.8
Dining	3.1 x 4.1
Master Suite	4.1 x 3.8
Bed 2	2.9 x 3.0
Bed 3	2.9 x 3.0
Bed 4	3.0 x 3.3
Activities	3.2 x 3.8
Theatre	2.5 x 3.4
Garage	3.0 x 5.8
Alfresco	2.9 x 3.2



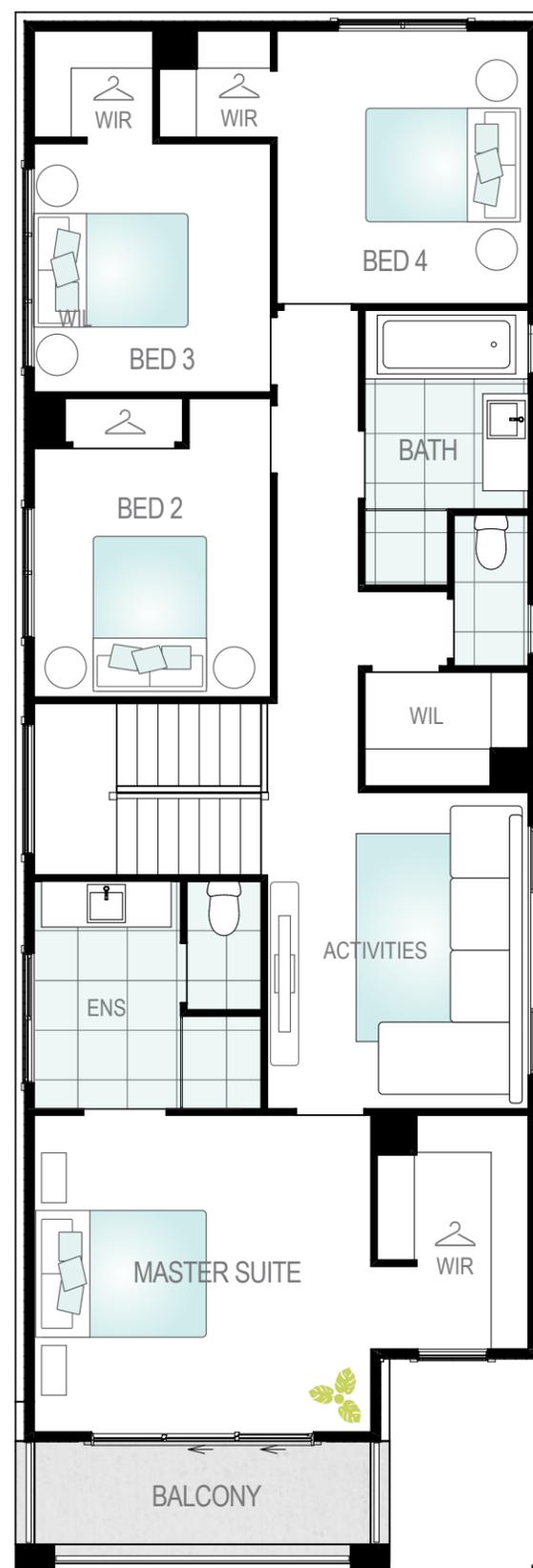
# 9.0m

Minimum block width

Assuming one zero lot boundary



Ground floor



First floor

### Palencia Three

Floor plan portrays the Vincent facade and will differ slightly with various facades (for example window locations may differ).

Block width/depth suitability may vary by council or approval authority. Please refer to the back page for an important notice.



Beaufort facade



Estell facade



Harrow facade



Classic facade

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[mcdonaldjoneshomes.com.au](http://mcdonaldjoneshomes.com.au)  
1300 555 382



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