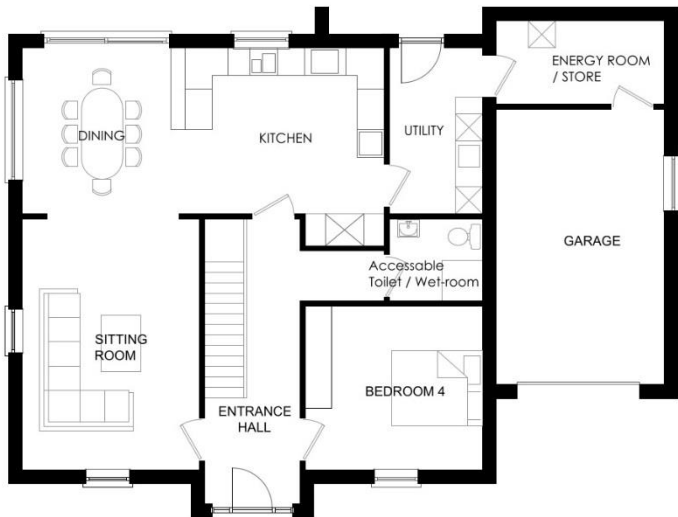




GILLARDSTOWN

The Gillardstown is a limited availability, detached home, offered only in the final phase of the development. It is two-story, four bedroom home with an Integrated Garage and an Energy / Storage Room. The integrated garage includes a window, making it an ideal home for someone looking to have a separate hobby-room.



Ground Floor Layout



First Floor Layout

Interior Home Areas:

- Four (4) Bedrooms: three upstairs; one downstairs
- Living Room
- Dining Room
- Kitchen with an integrated attached island
- Three (3) Full Bathrooms: one of which is an en-suite bathroom; one an accessible bathroom
- Dressing Area off Master Bedroom
- Entrance Hall with built-in cupboards under stairs
- Utility / Laundry Room
- Energy / Storage Room
- Linen Storage Area

Outside Home Areas and Landscaping:

- Patio Area in Back Yard
- Fenced Back Yard
- Seeded Back Yard Lawn
- Iron Railings Around Front Lawn / Parking Area
- Shrubbery on Pathway to Front Door (Plan Dependent)
- Seeded Front Lawn (Plan Dependent)
- Footpaths and Aprons Around the Home
- Bitumen Surface Parking Area In Front of Home
- Integrated Garage with Window

Gillardstown pricing is €540,000¹

Gross Floor Area: 223.6 m² / 2,409 ft²

Price per m² / ft²: €2,415.03 / €224.16
(Includes Garage Area)

SCHEDULE OF FLOOR AREAS (sq.m):

| | | | |
|---------------------|------|----------------|-------|
| SITTING ROOM | 21.5 | BEDROOM 1 | 17.86 |
| KITCHEN / DINING | 30.0 | DRESSING / GYM | 9.4 |
| UTILITY ROOM | 7.4 | EN-SUITE | 7.0 |
| ACCESSIBLE SHOWER | 3.7 | BEDROOM 2 | 16.14 |
| BEDROOM 4 | 14.0 | BEDROOM 3 | 18.3 |
| ENTRANCE HALL | 15.0 | BATHROOM | 7.2 |
| ENERGY ROOM / STORE | 6.8 | LANDING | 5.0 |
| GARAGE | 19.5 | LINEN | 1.85 |

¹ Pricing Subject to Change Without Notice



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