



Warriewood B20

Malabar 24 Floor Plan

 5  3  1

- Brick and timber cladding facade, with feature render and stacked-stone pier columns.
- 2600mm high ceilings to ground floor, with a 2340mm high grand entry door.
- Timber-look vinyl flooring throughout ground floor, with carpet to first floor. Staircase with American Oak veneer treads and painted timber balustrade.
- Large designer Kitchen with 40mm stone benchtop, undermount sink, 900mm polyurethane shaker-style cabinetry and bulkhead, fixed splashback window, built-in combination microwave oven and Butlers Pantry.
- Custom-built joinery throughout, including; TV unit and window seating, vanities in Ensuite and Bathrooms, built-in study desk, cabinetry and shelving.
- Deluxe Bathrooms and Ensuite with semi-frameless shower screens and niches, floor-to-ceiling wall tiles and feature subway wall tiling to Ensuite, custom-built vanities, heated towel rails and drop-in bathtub.
- LED downlights throughout, with colour-changing bulbs, ducted air conditioner.
- Large tiled Alfresco and entertainer's area with built-in, integrated BBQ and cabinetry. Swim-spa / plunge-pool.

Malabar 24

Lot Size	353m ²	Total Area	297m ²	House Width	7.8m	House Length	23.8m
----------	-------------------	------------	-------------------	-------------	------	--------------	-------



GROUND FLOOR



FIRST FLOOR