

**HUDSON RIDGE**  
BUILDERS

**18 Blomeley Drive, Lucas Ballarat**

*Byron facade & Nevada floor plan*



# Nevada 27 floor plan

Balanced design with privacy

Nevada is the perfect floor plan for those seeking a balanced, functional design with a sense of privacy. With its beautiful light-filled kitchen/dining area opening to a generous courtyard, this design naturally creates a centralised space for everyone to gather. Delight in entertaining, with plenty of rooms to retreat at either end of the house.

14m

## Specifications

Minimum lot width: 14m Minimum lot length: 32m

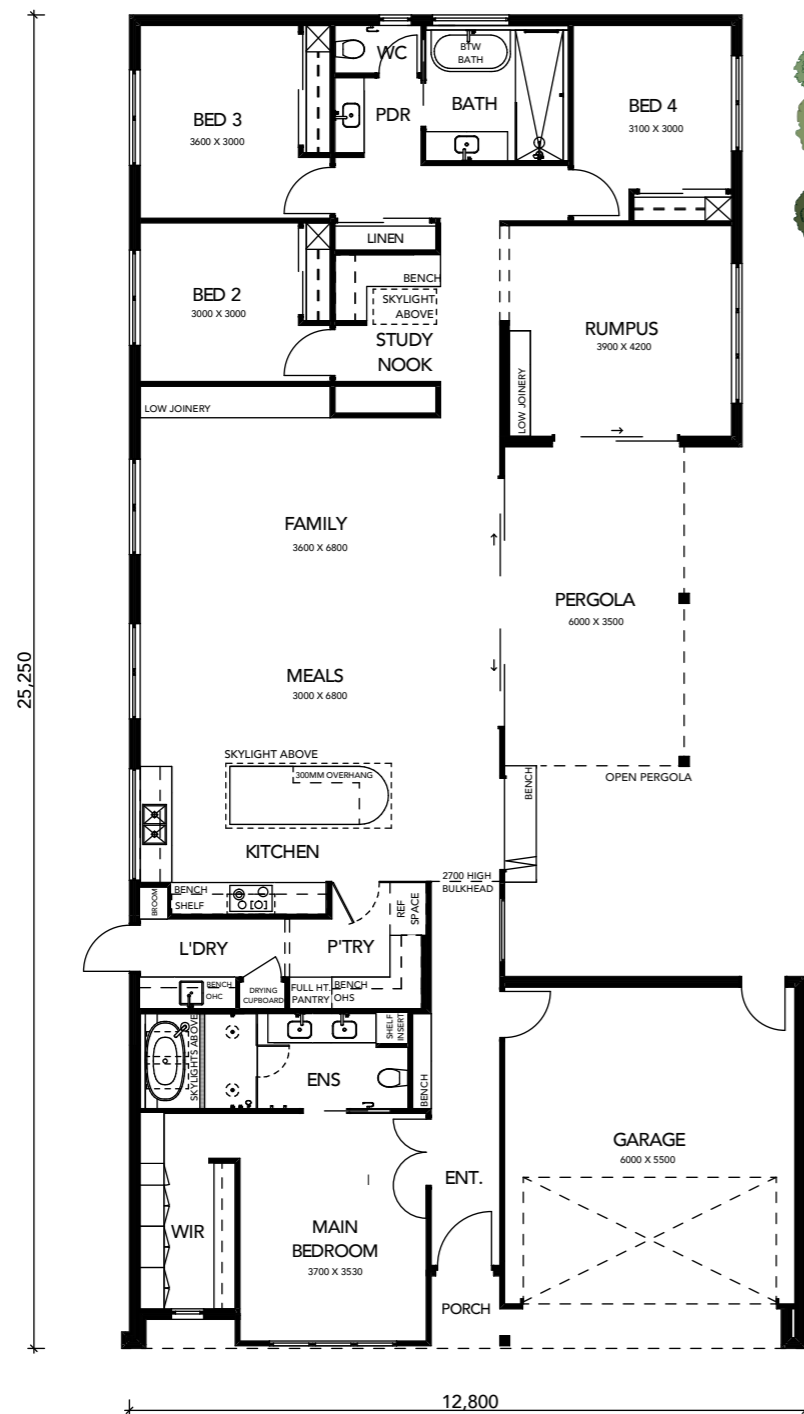
4 2 2 2 2

Ground floor	212.86m <sup>2</sup>
Garage	36.71m <sup>2</sup>
Porch	1.74m <sup>2</sup>
Total area	251.31m <sup>2</sup>

## Features

- ✓ Raised ceiling
- ✓ Outdoor courtyard with pergola
- ✓ Curved kitchen island bench with waterfall

AS DISPLAYED



# Eleanor 29 floor plan

Maximum space and style

The Eleanor range offers a private master room with its own courtyard access. Gather around the island bench with easy access to the full length pantry and laundry, or entertain at opposite ends of the home and spread out in comfort of the two living areas. The bedrooms and bathrooms are positioned with privacy and sunlight in mind, allowing for endless functionality on a modern family sized block.

16m

## Specifications

Minimum lot width: 16m Minimum lot length: 32m

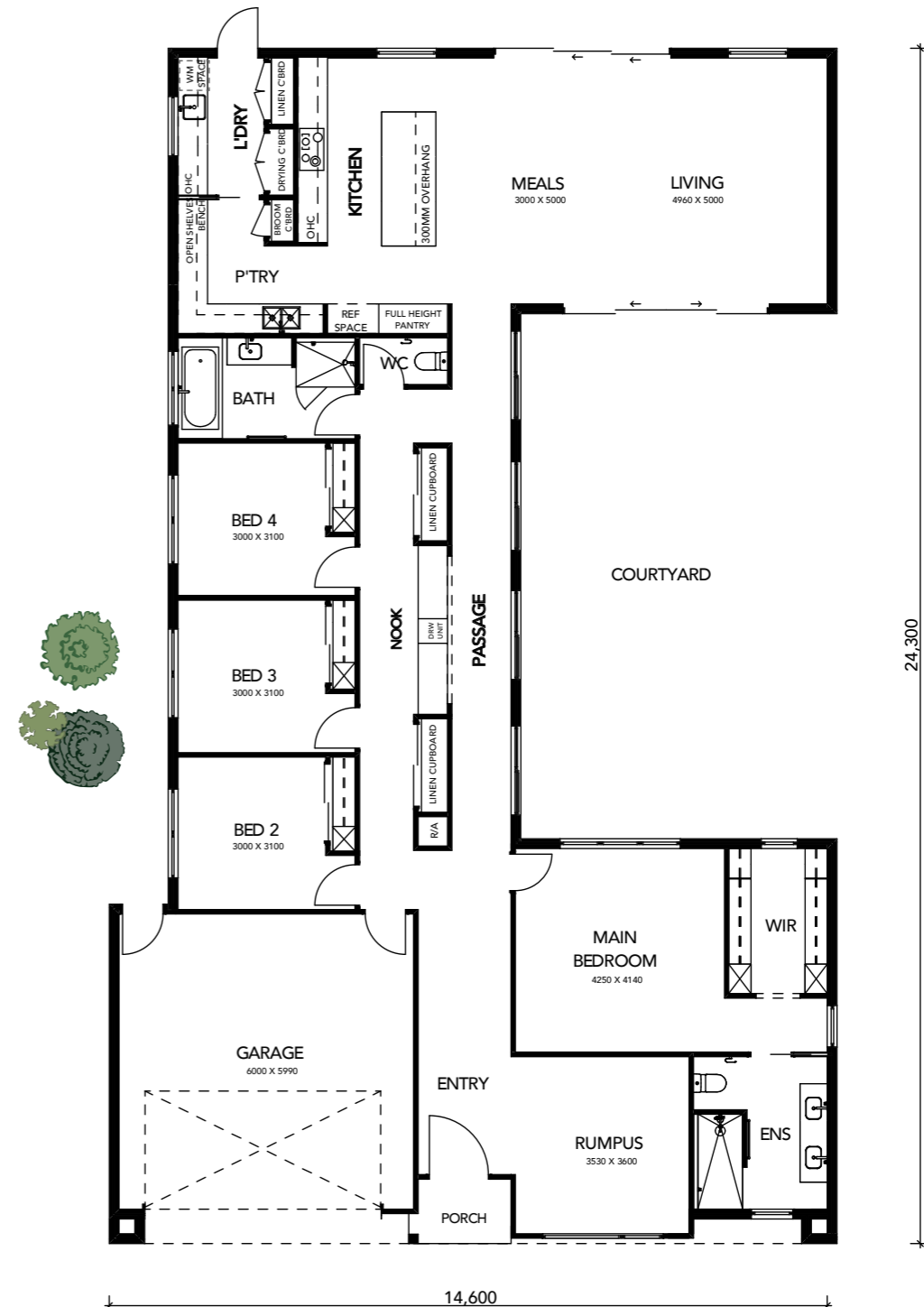
4 2 3 2

Ground floor	224.15m <sup>2</sup>
Garage	37.82m <sup>2</sup>
Porch	5.28m <sup>2</sup>
Total area	267.25m <sup>2</sup>

## Features

- ✓ Outdoor courtyard space
- ✓ Open kitchen/living area
- ✓ Functional family design

AS DISPLAYED



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**20 Blomeley Drive, Lucas Ballarat**

*Charlie facade & Eleanor floor plan*

