

HUDSON RIDGE BUILDERS

13-15 Wescott Drive, Ballarat



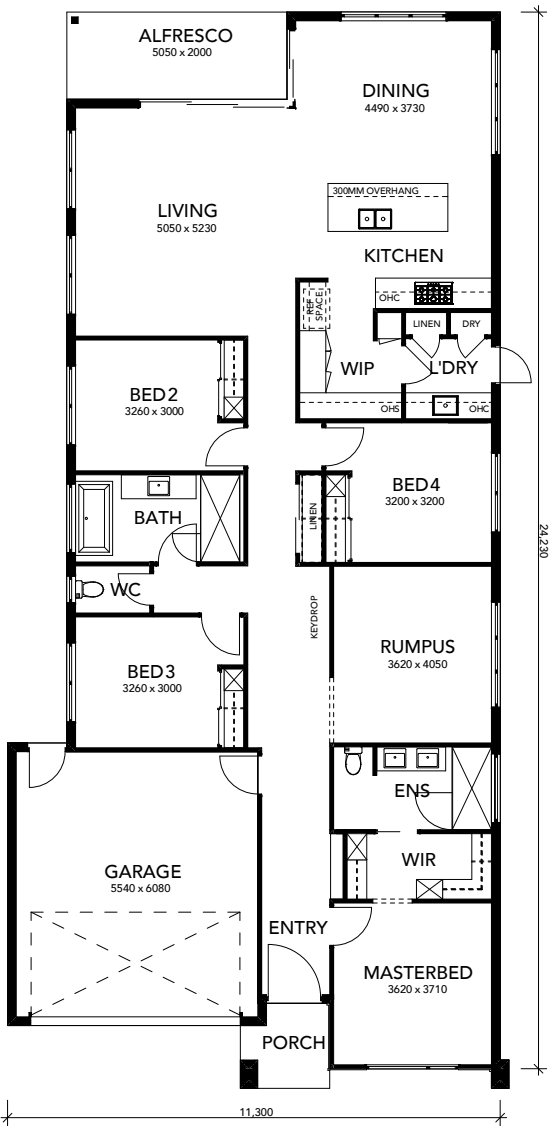


Opal 26

Batesford facade

Specifications	
Minimum lot width: 12.5m	
Minimum lot length: 32m	
 4  2  2  2  2  2	
Ground floor	196.65m ²
Garage	36.42m ²
Porch	3.69m ²
Alfresco	10.10m ²
Total area	246.86m ²

Standard





A modern bathroom vanity featuring a white countertop and a white cabinet with vertical ribbing. The wall is covered in large, light-colored tiles. A black towel rack with a patterned towel is visible on the left.

This floor plan shows a 4-bedroom house with a total area of 12,600 sqm. The layout includes a large living area (5160 x 5000) with a fireplace, a dining area (5160 x 3605), and a kitchen (5160 x 3605) with a 300mm overhang. The kitchen is equipped with a refrigerator, oven, and wall oven. A wip (water inlet pipe) is located near the kitchen. The house features a large alfresco area (5200 x 3090) with an outdoor kitchen and a 300mm overhang. The bedrooms are: Bed 1 (3300 x 3000), Bed 2 (3500 x 3000), Bed 3 (3300 x 3000), and Bed 4 (3300 x 3000). The master bedroom (3500 x 3670) includes an ensuite (ENS) and a walk-in wardrobe (WIR). The house also has a bathroom (BATH), a TV joinery, a retreat (5100 x 3650), a desk, a linen closet, a broom closet (BRM), and a porch. A garage (6000 x 6010) is attached to the side. The entry area includes a seat and a porch. The overall dimensions are 12,600 sqm.





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HUDSON RIDGE
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