

Welland 42

Designed for living



Welland 42 with Inverloch façade | On display at 4 Honour Avenue, Lilydale, Victoria 3140

Kingsbridge

15.5m+



As displayed floor plan details

House Width	14.4m
House Length	23.4m
Min. Block Width	15.5m
Min. Block Length	29.0m

HOME DIMENSIONS	(m ²)	(sq)
Ground Floor Area	142.08	15.29
First Floor Area	185.01	19.914
Garage	38.34	4.12
Outdoor Living	34.87	3.75
Open Pergola	8.83	0.95
Porch	4.65	0.5
Total	413.78	44.54

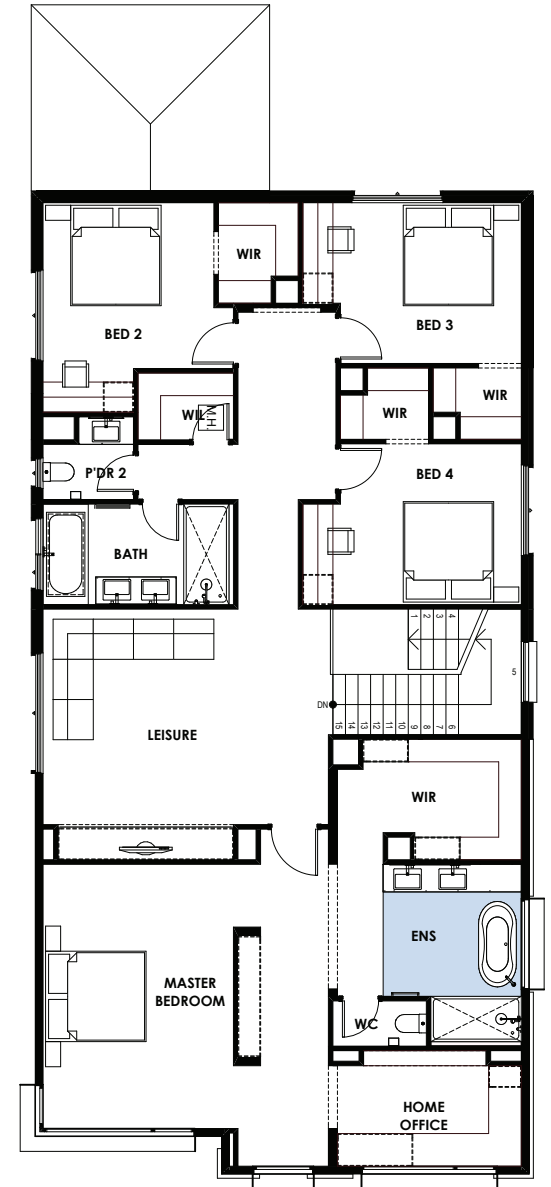
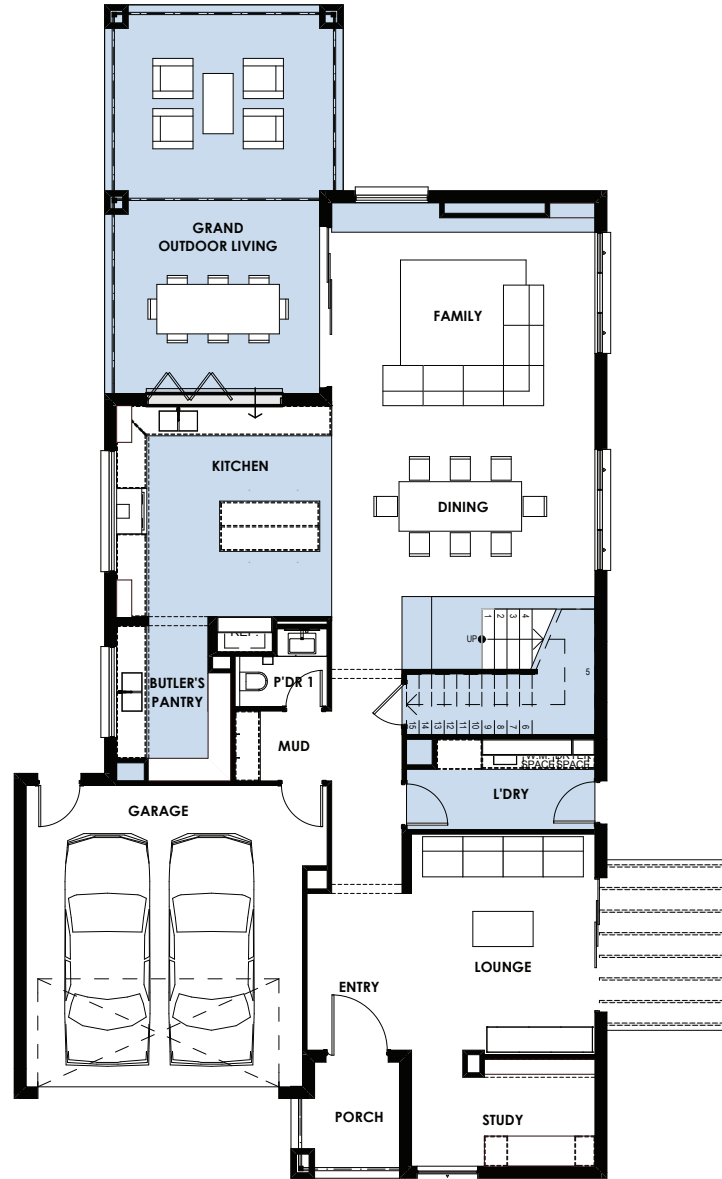
ROOM DIMENSIONS		
Master Suite	5.3m x	3.8m
Bed 2	4.1m x	3.4m
Bed 3	4.3m x	3.2m
Bed 4	3.6m x	3.2m
Lounge	4.4m x	3.7m
Leisure	5.0m x	4.0m
Home Office	3.6m x	2.3m
Family	5.1m x	5.2m
Dining	3.0m x	5.2m
Outdoor Living	7.7m x	4.7m

The 'as displayed' floor plan features the following upgrades:

- Alternate home office
- Free standing bath
- Grand outdoor living
- Hinged external door to laundry
- Unequal flight stairs option
- Family entertainment unit
- Grand kitchen

Welland 42 - as displayed

Inverloch façade



Welland 42 - standard floor plan



14.0m+



Standard floor plan details

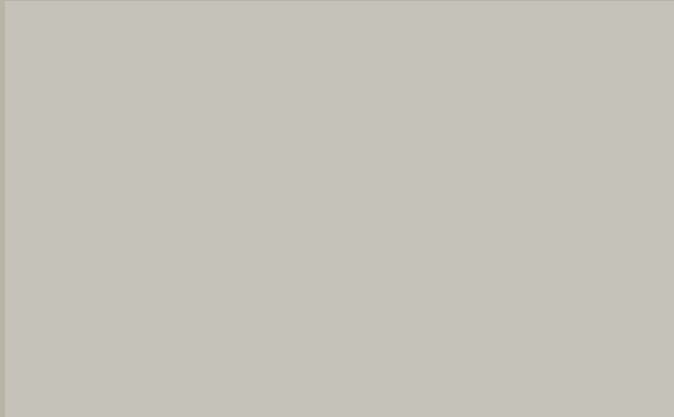
House Width	11.8m
House Length	20.5m
Min. Block Width	14.0m
Min. Block Length	28.0m

HOME DIMENSIONS	(m ²)	(sq)
Ground Floor Area	142.08	15.29
First Floor Area	185.01	19.91
Garage	38.34	4.12
Outdoor Living	17.29	1.86
Porch	7.89	0.84
Total	390.61	42.04

ROOM DIMENSIONS		
Master Suite	4.3m	x 5.2m
Bed 2	3.3m	x 3.4m
Bed 3	3.2m	x 3.6m
Bed 4	3.2m	x 3.6m
Lounge	3.7m	x 4.4m
Leisure	4.3m	x 5.7m
Home Office	2.1m	x 3.6m
Family	5.1m	x 5.2m
Dining	3.0m	x 5.2m
Outdoor Living	4.0m	x 4.3m

Other variations of this floor plan are available.
Additional floor plan upgrades include:

- Grand outdoor living
- Grand kitchen
- Family entertainment unit
- Unequal flight stairs
- Hinged external door to l'dry
- Guest bedroom option
- Rear flip option
- Extended lounge option
- Grand outdoor living & theatre
- Free standing bath option
- Alternate home office options
- WIR 2 option to master bedroom
- Ensuite to bedrooms



 Kingsbridge

On display at 4 Honour Avenue, Lilydale, Victoria 3140

1800 897 876

Saturday & Sunday: 11am - 5pm

Monday to Wednesday: 12pm - 5pm

  [Kingsbridge.com.au](https://www.kingsbridge.com.au)