



# Avoca

Rawson's Avoca is designed to feel welcoming, with the entrance porch leading straight to the open family spaces and warm kitchen area. The bedroom zone at the back of the home lets you chill out in peace while the rest of the family enjoys their free time in the front.

- ✓ Have some quiet time to yourself in the secluded bedroom zone at the back of the home
- ✓ Large open plan family space that opens onto the alfresco is perfect for family events
- ✓ Work comfortably at home in the separate study space, available in the Avoca 28 and 31 floor plans

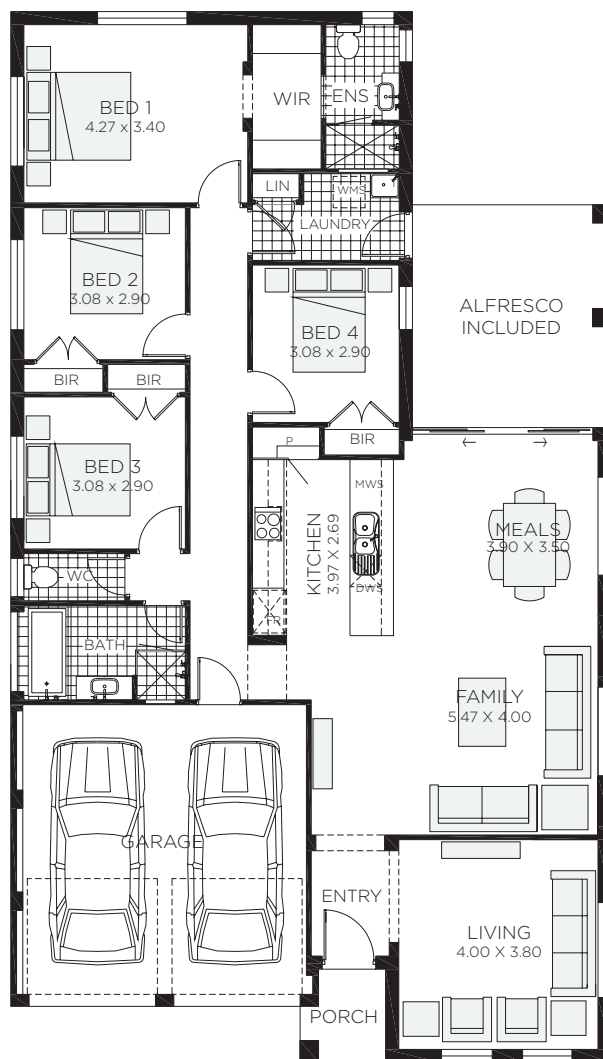
## Suitable for

- Knockdown rebuild








Classic




# Avoca 22

 4 bedrooms

 2 bathrooms

 2 car spaces

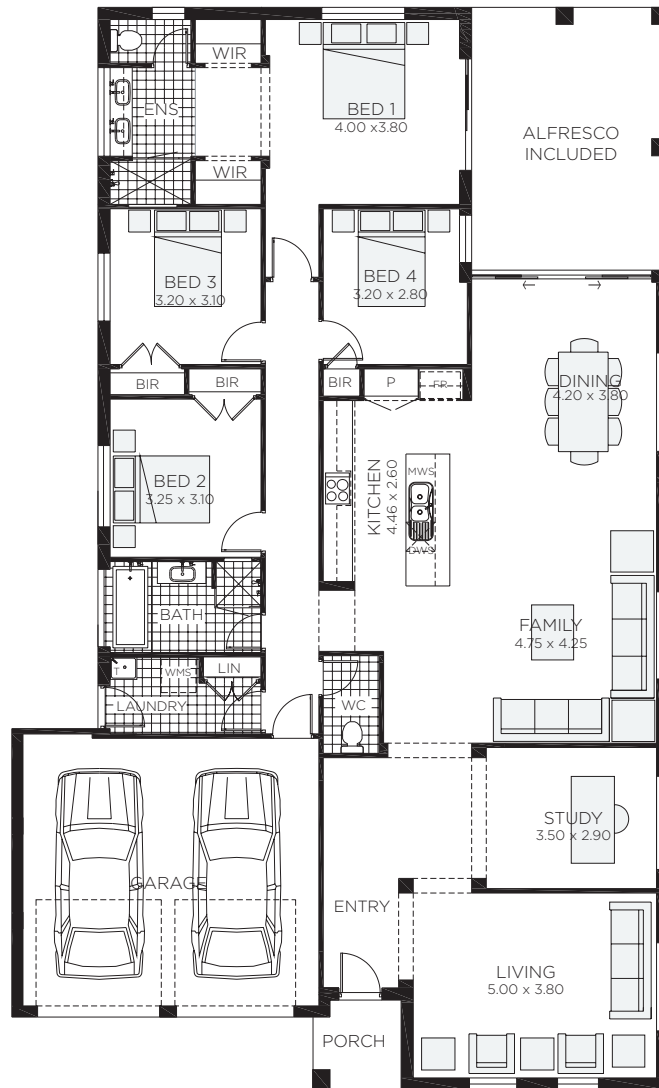
 22.5 sq

Double garage fits: **13.35M** wide standard lot.


Ground Floor Living	158.26m <sup>2</sup>	Overall Width Double Garage	11.450m
Garage	32.62m <sup>2</sup>	Overall Length	20.045m
Porch	2.65m <sup>2</sup>		
Alfresco	16.10m <sup>2</sup>		
Total	209.63m <sup>2</sup>		





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# Avoca 28

 4 bedrooms

 2 bathrooms

 2 car spaces

 28.5 sq

Double garage fits: **15.40M** wide standard lot.

Ground Floor Living	203.23m <sup>2</sup>	Overall Width Double Garage	13.500m
Garage	36.60m <sup>2</sup>	Overall Length	22.250m
Porch	2.80m <sup>2</sup>		
Alfresco	21.81m <sup>2</sup>		
Total	264.44m <sup>2</sup>		



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