



# Balmoral

One of Rawson Home's most popular modern house designs, the intelligently designed Balmoral, delivers a selection of flexible house plans that bring families of any size together. Perfect for those looking to knockdown and rebuild, this distinctive home offers relaxing living areas downstairs and cosy bedrooms upstairs.

- ✔ Flexible home plans let you add an extra downstairs bedroom, so there's room for your family to grow
- ✔ Make this home your own with a choice of front or side entrances
- ✔ Create memorable moments in the spacious kitchen, dining and entertaining areas that open onto an alfresco space
- ✔ Full bathroom facilities on ground floor means you can keep the ensuite all to yourself

## Suitable for

- ▶ Extended family
- ▶ Knockdown rebuild

## 📍 On Display

**Balmoral 35 MKI Majestic facade** at HomeWorld Leppington

**Balmoral 38 MKI Majestic facade** at HomeWorld Kellyville

Disclaimer: Photographs, artist impressions and other pictures in this brochure/book may show fixtures, fittings or finishes (render as an example) which are not supplied by Rawson Homes, or which are only available in some Rawson Homes designs or when selected as inclusions above the standard inclusions for a particular design. This may include landscaping and outdoor items, floor coverings, furniture, kitchen, bathroom and light fittings and decorative items, which are shown as examples only. References to block size are based on a standard block which is up to 700m<sup>2</sup> with up to 1m fall across the block, "M" class soil classification, all services within boundaries, garage setback up to 5.5m from front boundary, even cut and fill. Please speak to a Rawson New Home Consultant to discuss detailed home pricing for different designs and inclusions. Builders Lic No. NSW 33493C. ACT 19936252B. ABN 67 053 733 841. ACN 053 733 841



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# Facades

Balmoral



Majestic



Classic



Regal



Elite



Trend



Hampton

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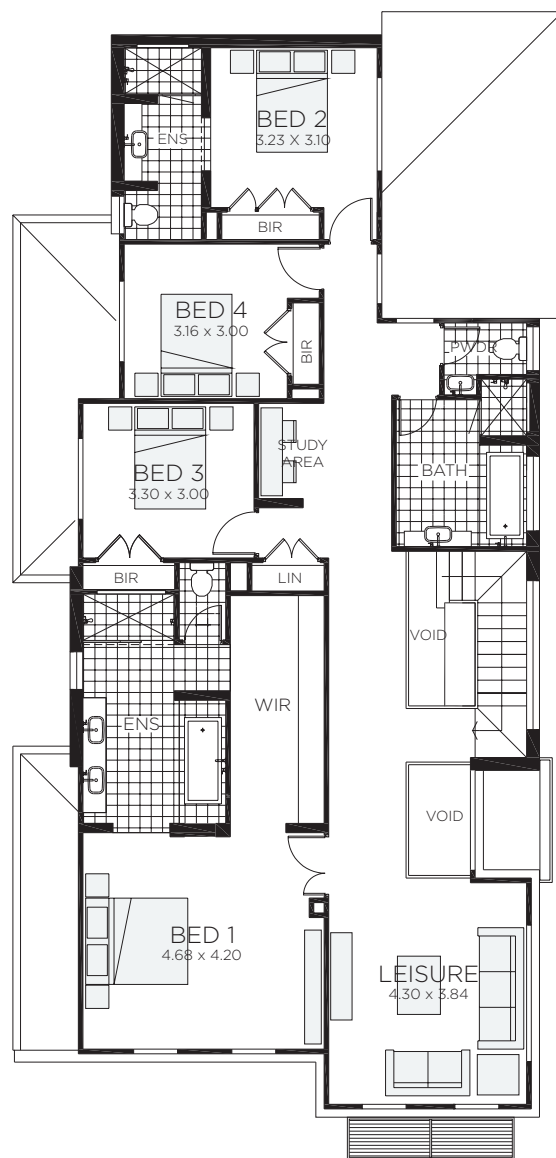
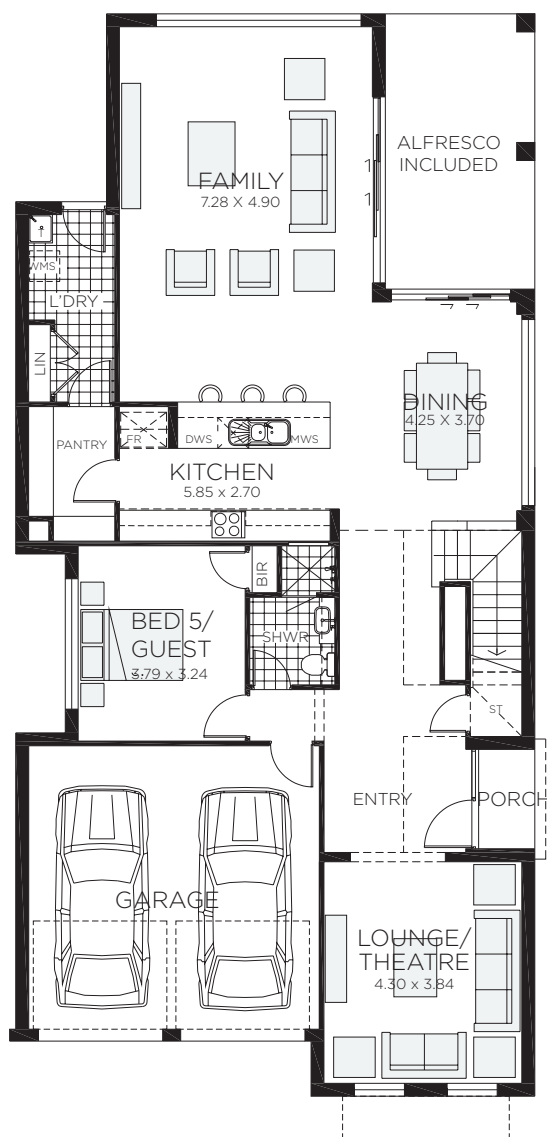


# Balmoral 35 MKI

- 5 bedrooms
- 3 bathrooms
- 2 car spaces
- 34.5 sq

Double garage fits: **12.10M** wide standard lot.

Ground Floor Living	134.12m <sup>2</sup>	Overall Width Double Garage	10.190m
First Floor Living	137.73m <sup>2</sup>	Overall Length	19.120m
Garage	33.75m <sup>2</sup>		
Porch	2.40m <sup>2</sup>		
Alfresco	12.87m <sup>2</sup>		
Total	320.87m <sup>2</sup>		



# Balmoral 38 MKI

5 bedrooms

4 bathrooms

2 car spaces

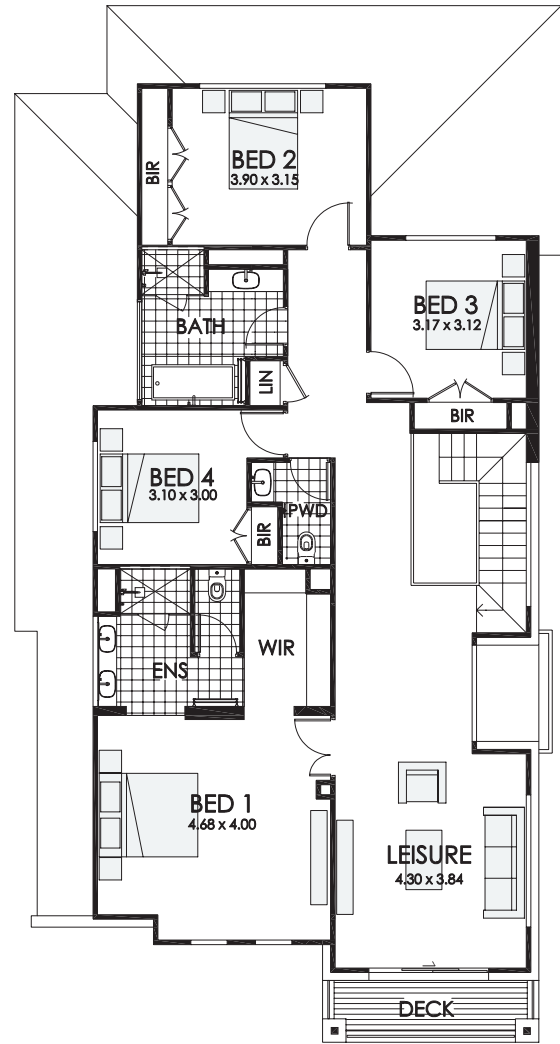
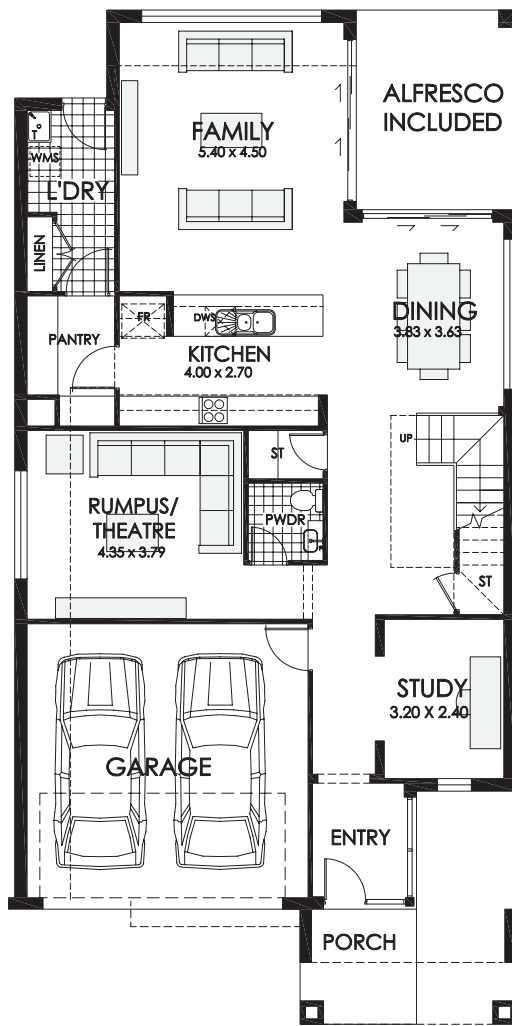
38.2 sq

Double garage fits: **12.10M** wide standard lot.

Ground Floor Living	144.00m <sup>2</sup>	Overall Width Double Garage	10.190m
First Floor Living	159.34m <sup>2</sup>	Overall Length	21.000m
Garage	33.98m <sup>2</sup>		
Porch	2.10m <sup>2</sup>		
Alfresco	15.48m <sup>2</sup>		
Total	354.96m <sup>2</sup>		



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# Balmoral 35 MKII

4 bedrooms

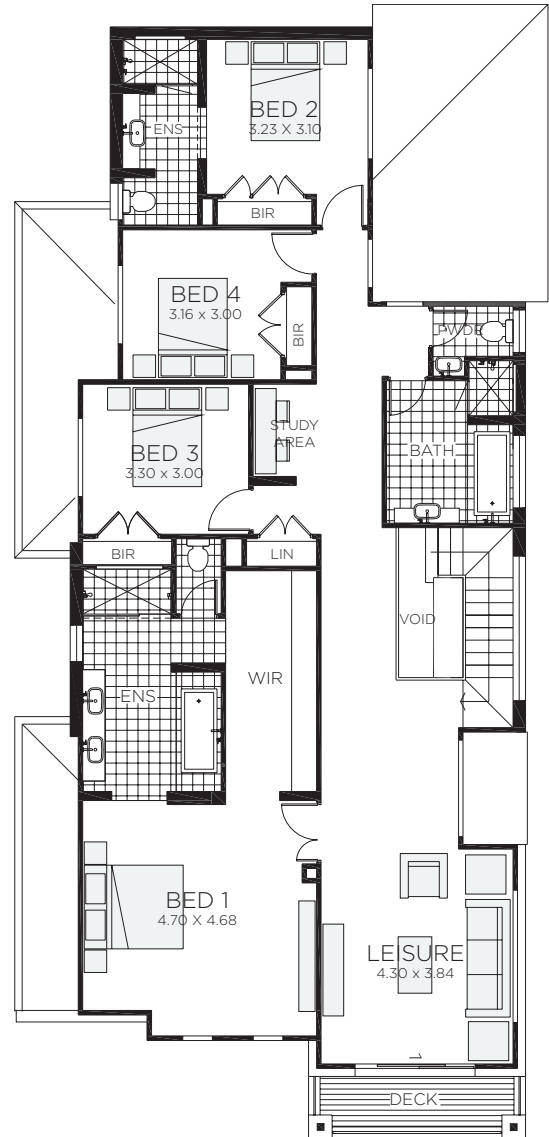
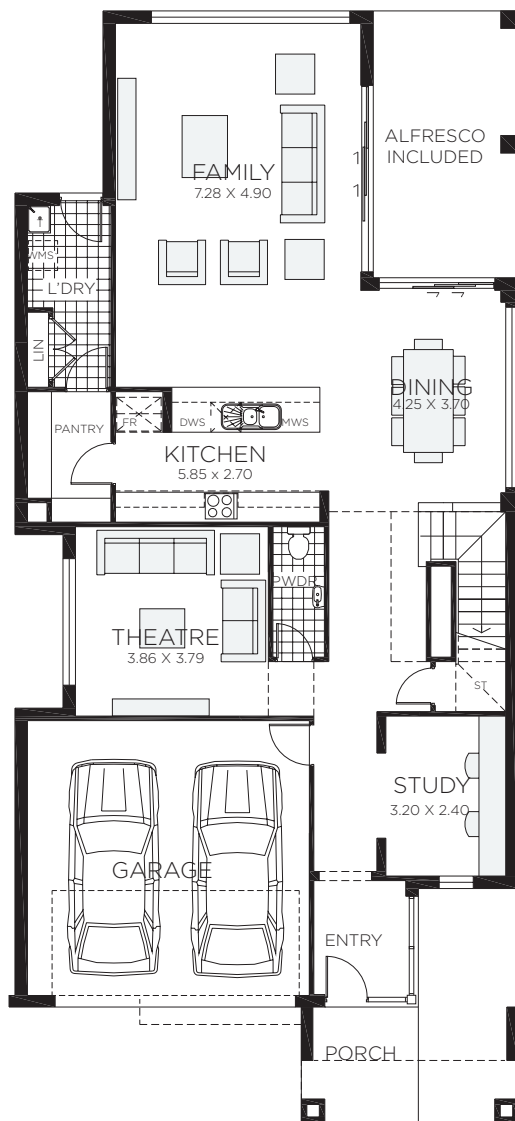
2.5 bathrooms

2 car spaces


34.7 sq


Double garage fits: **12.10M** wide standard lot.


Ground Floor Living	127.15m <sup>2</sup>	Overall Width Double Garage	10.190m
First Floor Living	141.32m <sup>2</sup>	Overall Length	19.120m
Garage	33.75m <sup>2</sup>		
Porch	2.30m <sup>2</sup>		
Alfresco	12.87m <sup>2</sup>		
Total	322.77m <sup>2</sup>		



# Balmoral 38 MKII

 4 bedrooms

 3.5 bathrooms

 2 car spaces

 38.4 sq

Double garage fits: **12.10M** wide standard lot.

Ground Floor Living	136.73m <sup>2</sup>	Overall Width Double Garage	10.190m
First Floor Living	160.07m <sup>2</sup>	Overall Length	22.240m
Garage	34.00m <sup>2</sup>		
Porch	5.40m <sup>2</sup>		
Alfresco	15.48m <sup>2</sup>		
Deck	5.38m <sup>2</sup>		
Total	357.06m <sup>2</sup>		



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