



# Marbella

The streamlined façade of the Marbella gives you a tantalising taste of the sophisticated living spaces that lie within. An impressively large master bedroom with huge his & hers ensuite and massive walk-in robe is a parent's delight, while family time can be enjoyed in separate living spaces throughout the home.

- ✔ Relax and retreat from busy family life in the private lounge on the ground floor
- ✔ Keep a watchful eye on the kids in the rumpus room/playroom while you're relaxing in the adjoining master suite
- ✔ Secluded 5th bedroom is carefully placed away from the rest of the home to accommodate guests or serve as a private home office

## Suitable for

- ▶ Knockdown rebuild

## 📍 On Display

**Marbella 36 Regal facade** on display at Box Hill

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



**RAWSON  
HOMES**  
— EST 1978 —



Regal



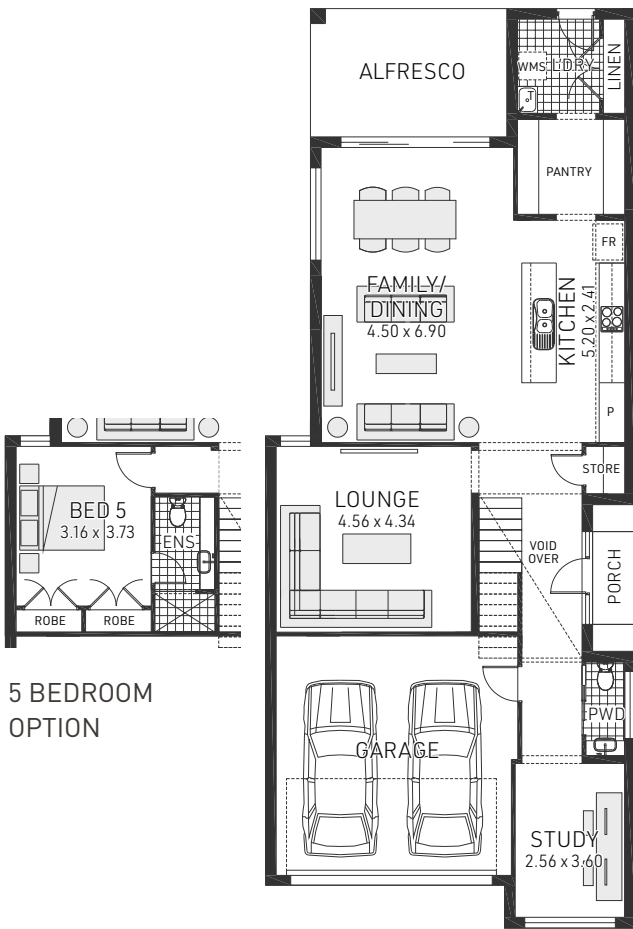
Classic



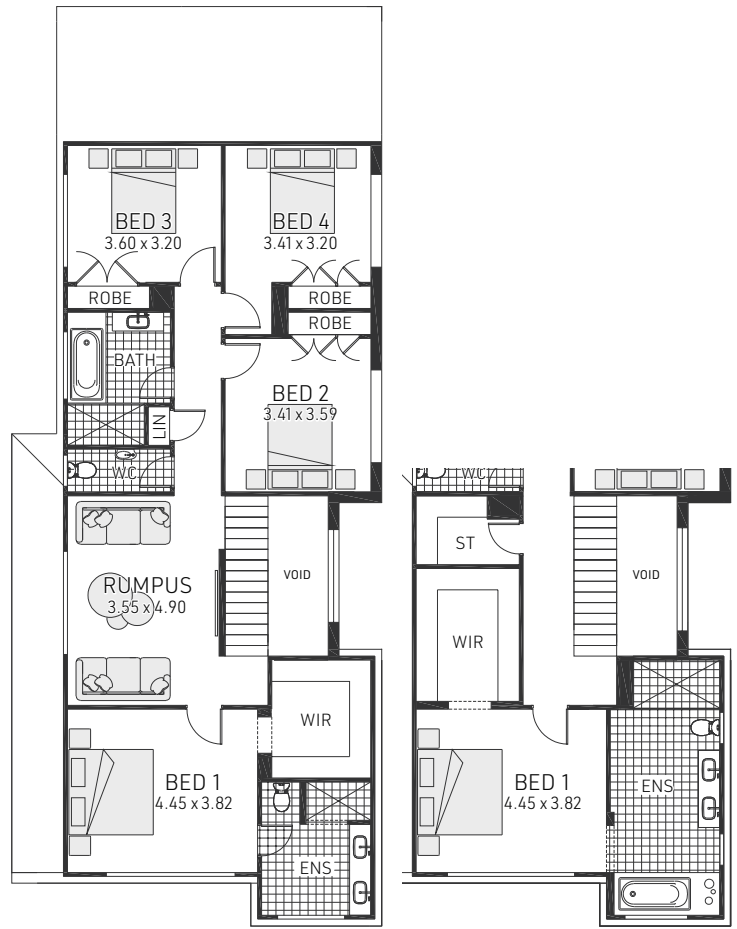
Majestic



Vogue





5 BEDROOM  
OPTION





GRANDER MASTER  
OPTION

# Marbella 31

 4-5 bedrooms

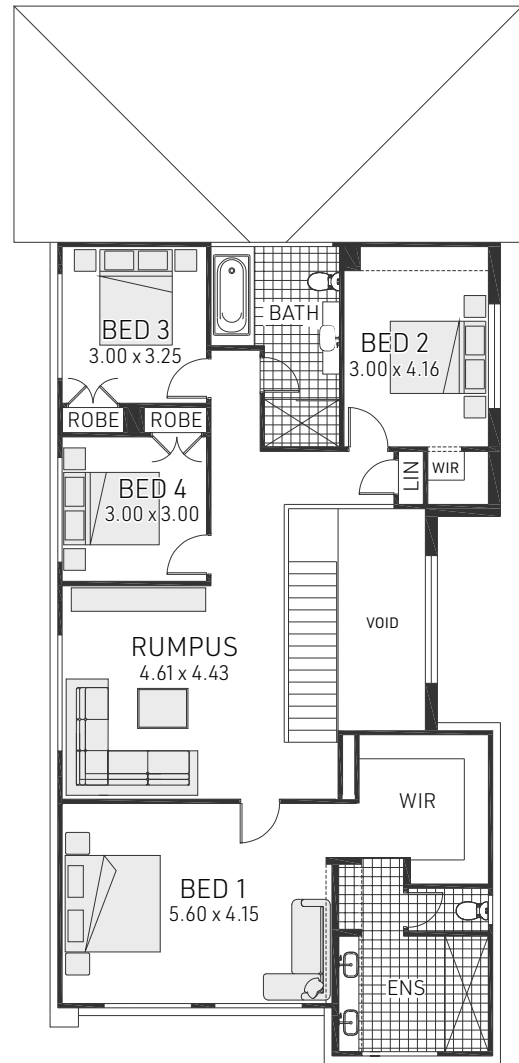
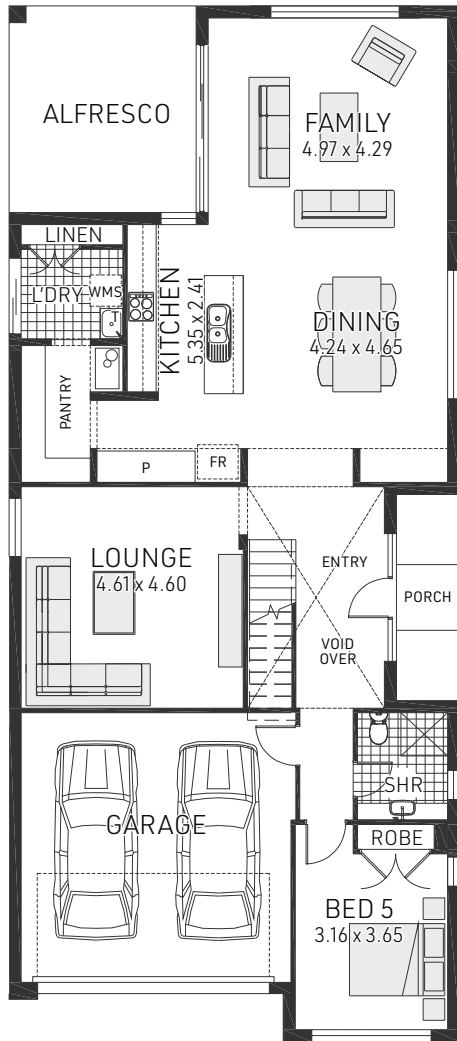
 2.5-3.5 bathrooms

 2 car spaces





 31.74 sq

Double garage fits: **9.65M** wide zero lot.  
**10.55M** wide standard lot.

Ground Floor Living	118.74m <sup>2</sup>	Overall Width	8.650m
First Floor Living	126.15m <sup>2</sup>	Overall Length	21.500m
Garage	34.03m <sup>2</sup>		
Porch	2.17m <sup>2</sup>		
Alfresco	13.77m <sup>2</sup>		
Total	294.86m <sup>2</sup>		



# Marbella 36

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

Double garage fits: **9.65M** wide zero lot.  
**10.55M** wide standard lot.

Ground Floor Living	138.98m <sup>2</sup>	Overall Width	9.350m
First Floor Living	142.63m <sup>2</sup>	Overall Length	21.500m
Garage	34.18m <sup>2</sup>		
Porch	1.78m <sup>2</sup>		
Alfresco	16.64m <sup>2</sup>		
Total	334.21m <sup>2</sup>		