



# Winchester

The Winchester makes a stunning impression everywhere you turn with an array of living spaces and entertaining options to perfectly suit the way you like to live. From the light, airy entrance to spectacular master bedroom with its own private balcony, this is living on a grand scale.

- ✔ Generously proportioned rumpus/theatre room is set away from the hustle and bustle of the open plan spaces
- ✔ Separate study/home office offers privacy while maintaining connection with the rest of the home
- ✔ Enjoy breakfast on your own private balcony adjoining your massive master suite

## Suitable for

- ▶ Knockdown rebuild
- ▶ Narrow lot

## 📍 On Display

**Winchester 36 Hamptons 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



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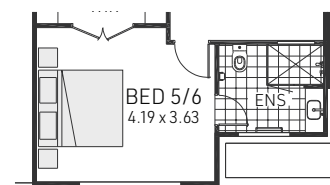
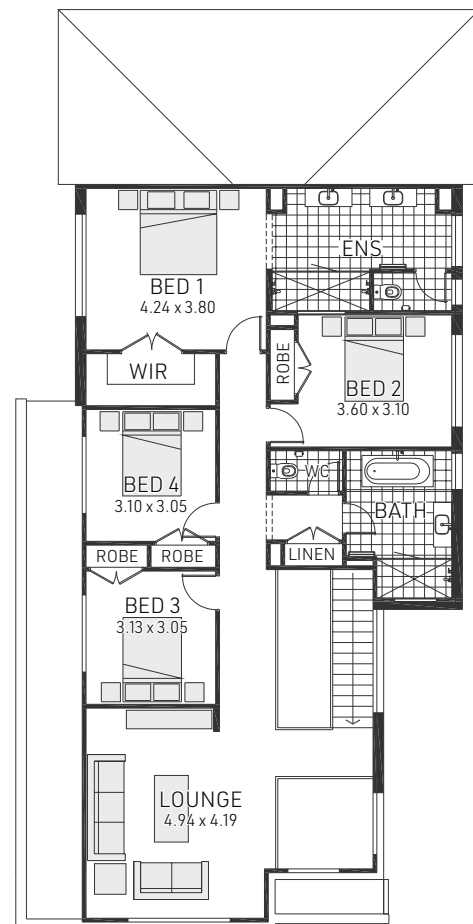
Hamptons



Trend





GUEST BEDROOM  
IN LIEU OF RUMPUS





BEDROOM WITH ENSUITE IN  
LIEU OF UPSTAIRS LOUNGE

# Winchester 36

 4-6 bedrooms

 2 car spaces

 2.5-4 bathrooms

 35.27 sq

Double garage fits: **12.50M** wide zero lot.  
**12.50M** wide standard lot.

|                     |                      |                |         |
|---------------------|----------------------|----------------|---------|
| Ground Floor Living | 136.91m <sup>2</sup> | Overall Width  | 10.500m |
| First Floor Living  | 138.80m <sup>2</sup> | Overall Length | 21.160m |
| Garage              | 33.86m <sup>2</sup>  |                |         |
| Porch               | 2.90m <sup>2</sup>   |                |         |
| Alfresco            | 15.23m <sup>2</sup>  |                |         |
| Total               | 327.70m <sup>2</sup> |                |         |