



The Miami offers all the goods within a small footprint, making it perfect for blocks sized from 14m x 25m or simply maximising your backyard space. This design is strategic in placing the light-filled Piasta at the rear of the home –extending the feeling of space into the outdoors.

KEY FEATURES

- Small footprint of the Miami creates a spacious double storey solution for many sloping blocks
- Easily fit beds of all sizes and accompanying furniture into each of the 5 large Bedroom.
- Easily convert the ground floor Lounge into a 6th Bedroom with Robe and Ensuite for guests or a larger family
- Avoid interruption and focus in peaceful quiet within the Study, strategically positioned behind the staircase.

ROOM SIZES

Lounge	4.2 x 4.9
Garage	5.5 x 6.0
Study	2.0 x 3.2
Living	4.9 x 4.5
Dining	4.9 x 3.6
Alfresco	5.0 x 4.4
Master	4.2 x 4.9
Leisure	3.6 x 5.5
Bed 2	3.5 x 4.7
Bed 3	3.5 x 4.7
Bed 4	4.2 x 3.5
Bed 5	4.2 x 3.5

AREA ANALYSIS

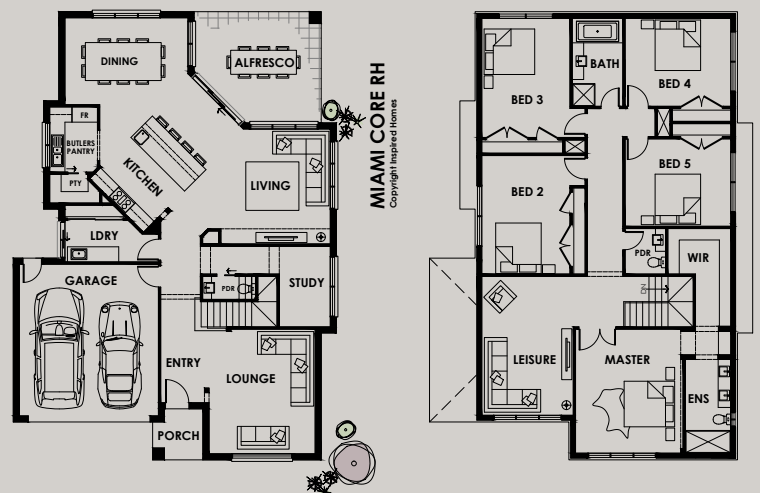
Living	311.91m ²	(33.58sq)
Garage	36.38m ²	(3.92sq)
Porch	3.64m ²	(0.39sq)
Alfresco	20.05m ²	(2.15sq)
Total	371.98m²	(40.04sq)

OVERALL DIMENSIONS

Width	12780
Depth	17730

5 2 2 1

Min block: **14 x 25 m**
Based on 4m front / 3m rear setback



If required, we will make further adjustments to this design to make it perfect for you. Façade image for illustrative purposes only. The floorplan may illustrate features that are optional. All depth dimensions exclude porch/verandahs if they are protruding. Room sizes to be used as a guide only – refer to working drawings for all dimensions. Bedroom measurements are clear of robes. Lot width is based on Rescode regulations on a non-corner block.



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