



Image depicts items not supplied by Metricon namely landscaping and fencing.

# MAGNUS

LOT: 26

LOT SIZE: 224m<sup>2</sup>

HOME SIZE: 174m<sup>2</sup>

2  2.5  3 

Enjoying a secure gated connection with Silverwell's superb parkland space, the Magnus is a magnificent opportunity to live life to the max. The light-filled ground floor is given over to free-flowing open plan living, with a spacious kitchen placed at the heart of the home. Opening up into the backyard space for the kids or any pets, making this home the ideal entertainer. And there's no scrimping upstairs either with three large bedrooms all with built-in wardrobes. The master bedroom then indulges with its own ensuite and private balcony.

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The floor plan for the second floor features three bedrooms and an ensuite. **BED 1** (3.6 x 3.3M) is located at the top left, adjacent to a **BALCONY**. It includes a **ROBE** and access to an **ENSUITE** (2.4 x 2.5M) which contains a toilet and a sink. A **LINEN** closet is situated between the ensuite and the central staircase. The central staircase, labeled **DN.**, leads down to the first floor. **BED 2** (2.9 x 3.6M) is at the bottom left, and **BED 3** (2.9 x 3.0M) is at the bottom right. Both bedrooms have their own **ROBE** closets. A shared **LINEN** closet is located between the two bedrooms at the bottom of the plan. The right side of the plan shows a series of horizontal lines representing a wall or railing.

This floor plan shows a house with a large garage (5.5 x 6.5M) at the rear. The main living area (5.1 x 3.0M) is on the right, featuring a fireplace and a large window. The kitchen (2.8 x 4.4M) is centrally located, equipped with a stove, sink, and refrigerator. The entry (1.7 x 2.1M) leads from the front porch (3.3 x 3.2M) into the house. Other rooms include a bathroom (PDR.), a laundry room (L'DRY), a storage room (W/M POS.), a toilet (T. & S.), a pet room (PTY.), and a reference room (REF. POS.). The house is surrounded by a lawn and trees, with a paved area and a driveway leading to the garage.

**Garage**  
5.5 x 6.5M

**Entry**  
1.7 x 2.1M

**Kitchen**  
2.8 x 4.4M

**Living**  
5.1 x 3.0M

**Meals**  
3.3 x 3.2M

**Rooms:**  
PDR., L'DRY, W/M POS., T. & S., PTY., REF. POS.

**Stairs:**  
UP.

**Dimensions:**  
4.9M


V1 06.21