

# The Clovelly | 40m<sup>2</sup>

1 Bedroom | 1 Bathroom



Artist impression.

AVAILABLE IN  
NSW



# A Versatile & Cosy One-Bedroom Haven

Step into The Clovelly, a charming 40m<sup>2</sup> Granny Flat, thoughtfully designed to offer both comfort and versatility. Its smart L-shape layout allows for seamless integration around existing trees or land features, making it the perfect choice for any backyard.

The Clovelly boasts a delightful one-bedroom with built in robes setup, ensuring a cosy and private space for relaxation. Its heart lies in the spacious combined kitchen and living area, offering an open and inviting space for cooking and lounging. Whether you're preparing delicious meals or enjoying leisurely moments, this central area caters to all your needs. The bathroom, designed for efficiency, comes equipped with laundry facilities to maximise convenience.

The Clovelly Granny Flat is a delightful retreat, offering a perfect balance of comfort and practicality. Its efficient use of space and thoughtful design make it an ideal choice for anyone seeking a cosy and functional living space.

## Benefits Include

- Smart L-shape design accommodates existing trees and land features
- Welcoming front porch with large, bright windows
- Large combined kitchen and living area for versatile use
- Bathroom with integrated laundry facilities
- Seven star energy rating meets the national building code requirements
- Available in 4 facades and with option of accessible floor plans.

Room	Width	Length
Living	3.00	2.89
Kitchen / Dining	3.00	2.72
Bedroom	2.70	3.14
Bathroom / Laundry	2.62	2.65
Porch	3.18	1.35

Internal Floorplan Area **40m<sup>2</sup>**

*NB: Plans are not to scale.*

## Facade Options



CLASSIC



COASTAL



COUNTRY



CONTEMPORARY