



# Rosewood

- SERIES -



*Hampton Facade*



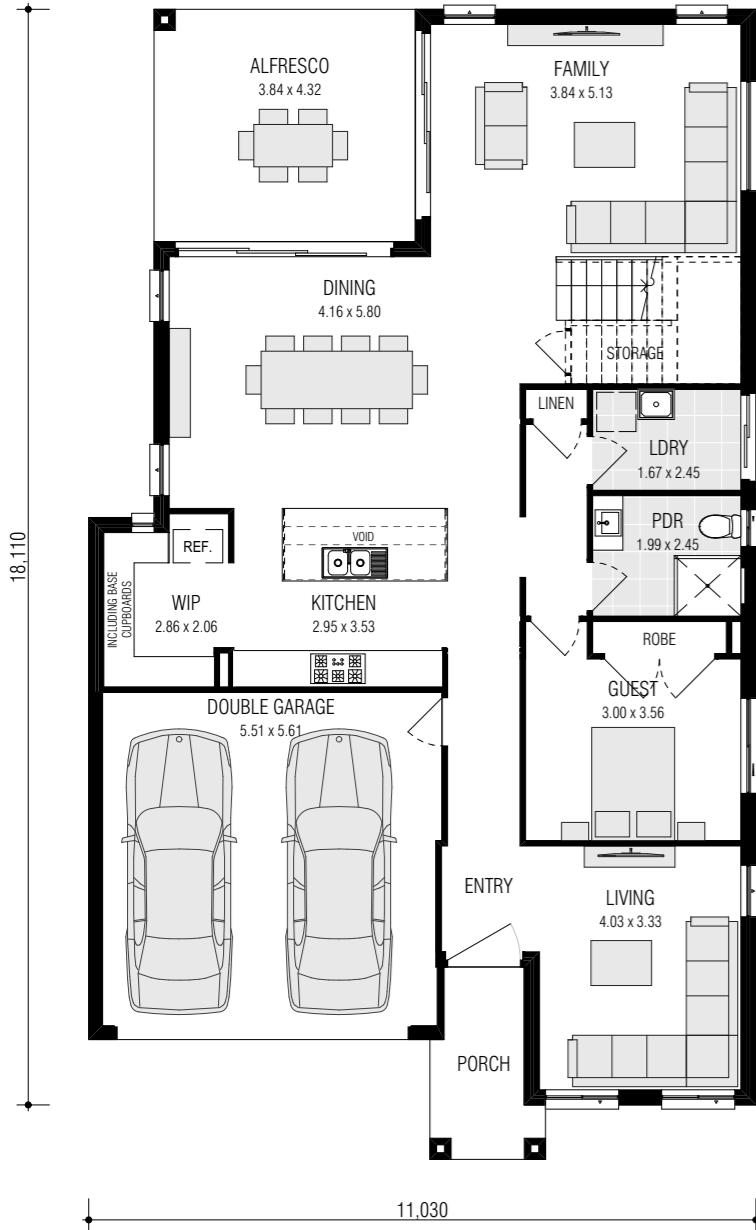
*on display*

18 ROCK FERN AVENUE, COBBITTY

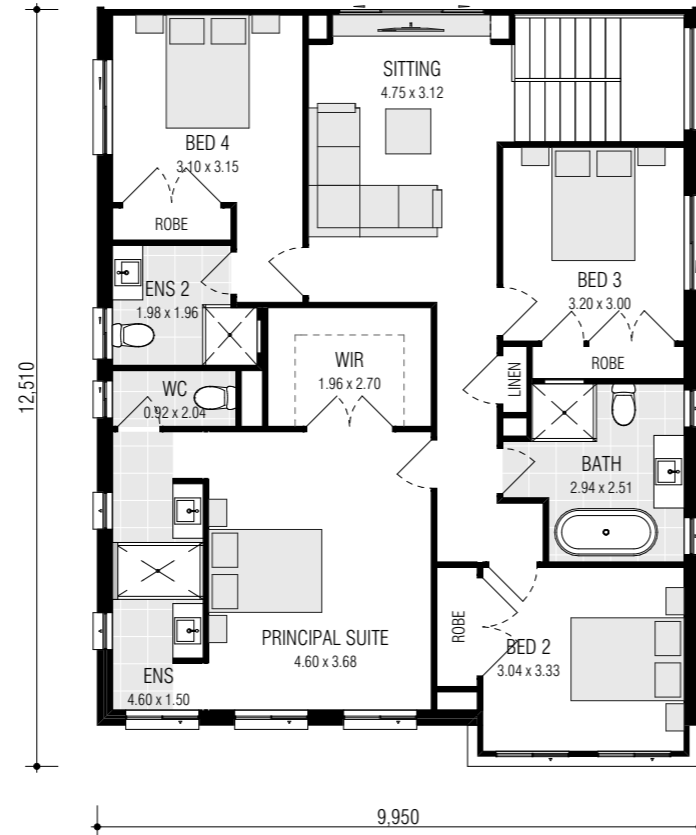
# Rosewood 30.9

FITS ON  
12.5m  
BLOCKS

FRONTAGE MIN 12.43m



Ground Floor



First Floor

Ground Floor	131.37m <sup>2</sup>
First Floor	120.31m <sup>2</sup>
Garage	33.38m <sup>2</sup>
Alfresco	16.59m <sup>2</sup>
Porch	5.00m <sup>2</sup>
<b>Total</b>	<b>306.65m<sup>2</sup></b>

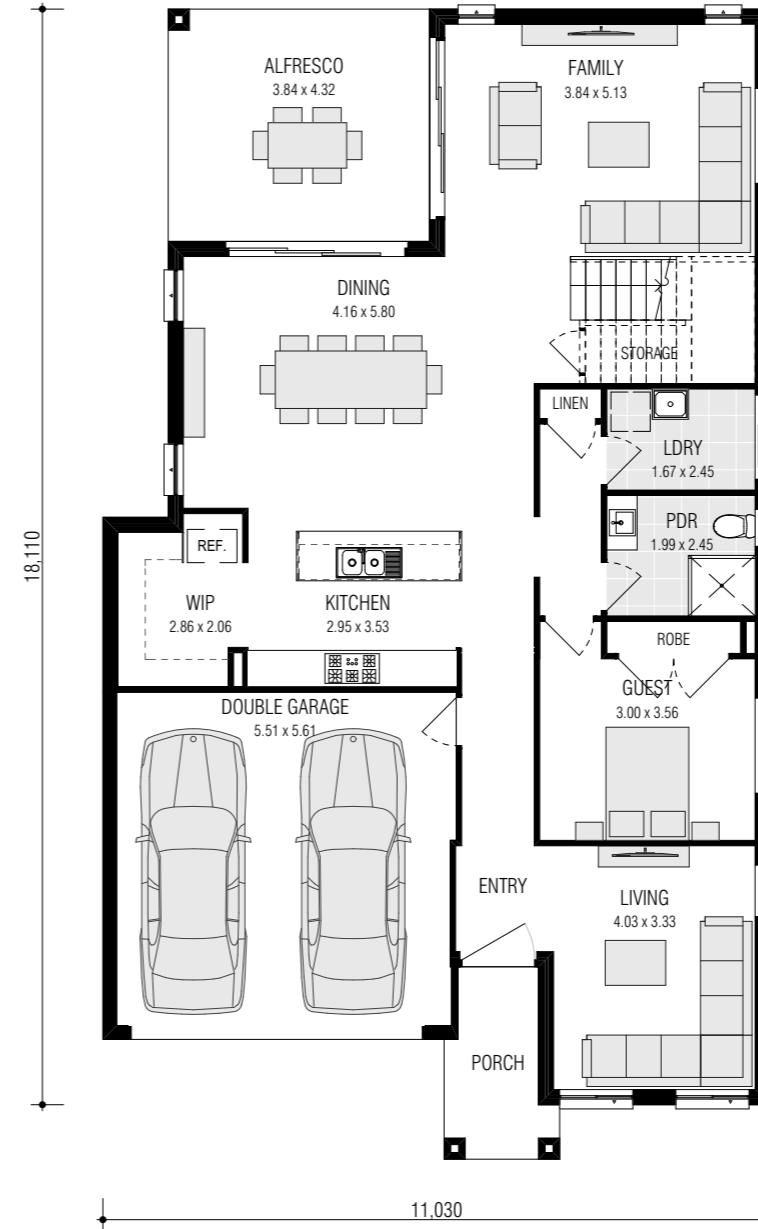
5 3 2

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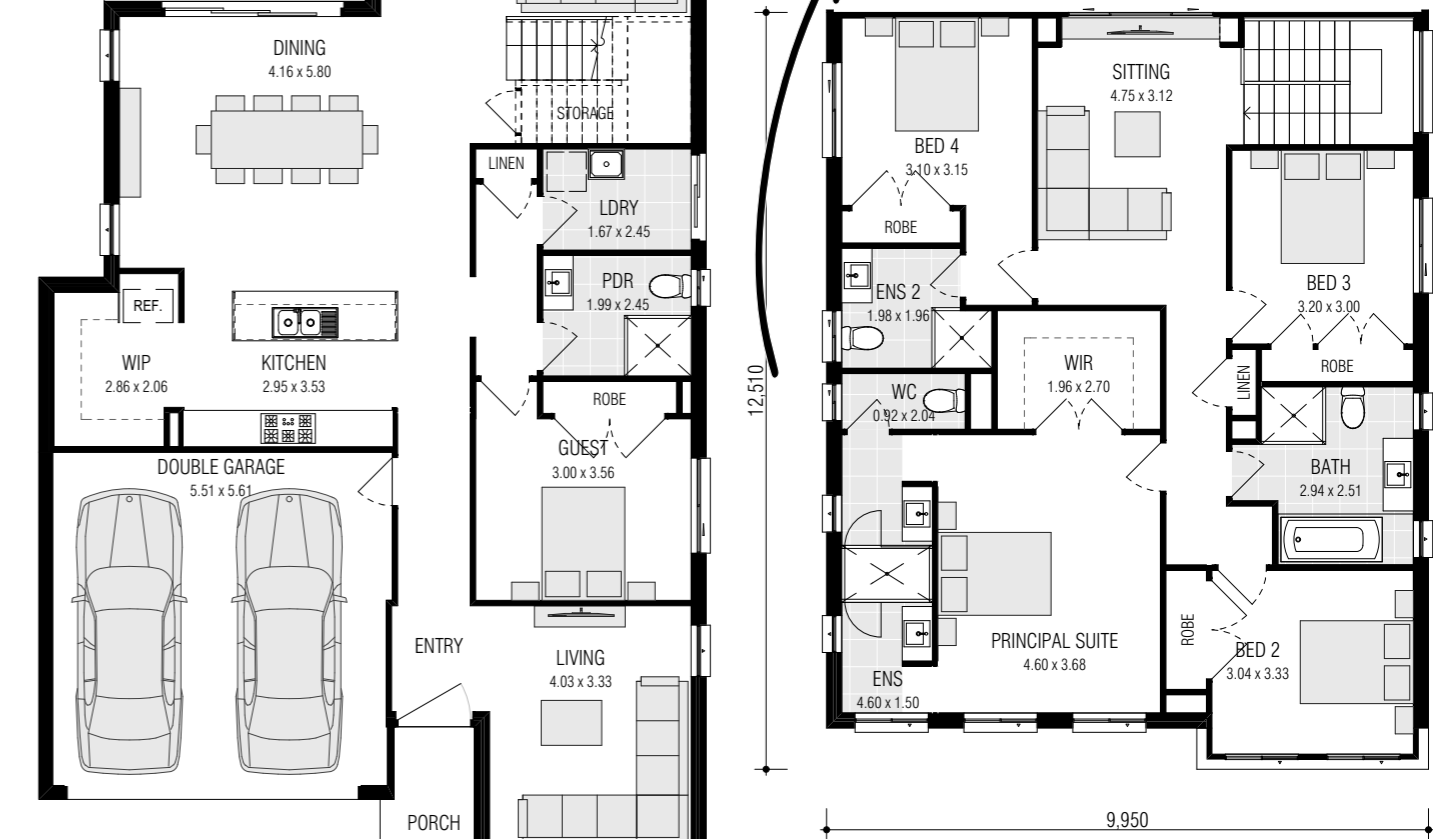
# Rosewood 33.0

FITS ON  
12.5m  
BLOCKS

FRONTAGE MIN 12.43m



Ground Floor



First Floor

Ground Floor	131.37m <sup>2</sup>
First Floor	120.31m <sup>2</sup>
Garage	33.38m <sup>2</sup>
Alfresco	16.59m <sup>2</sup>
Porch	5.00m <sup>2</sup>
<b>Total</b>	<b>306.65m<sup>2</sup></b>

5 3 2

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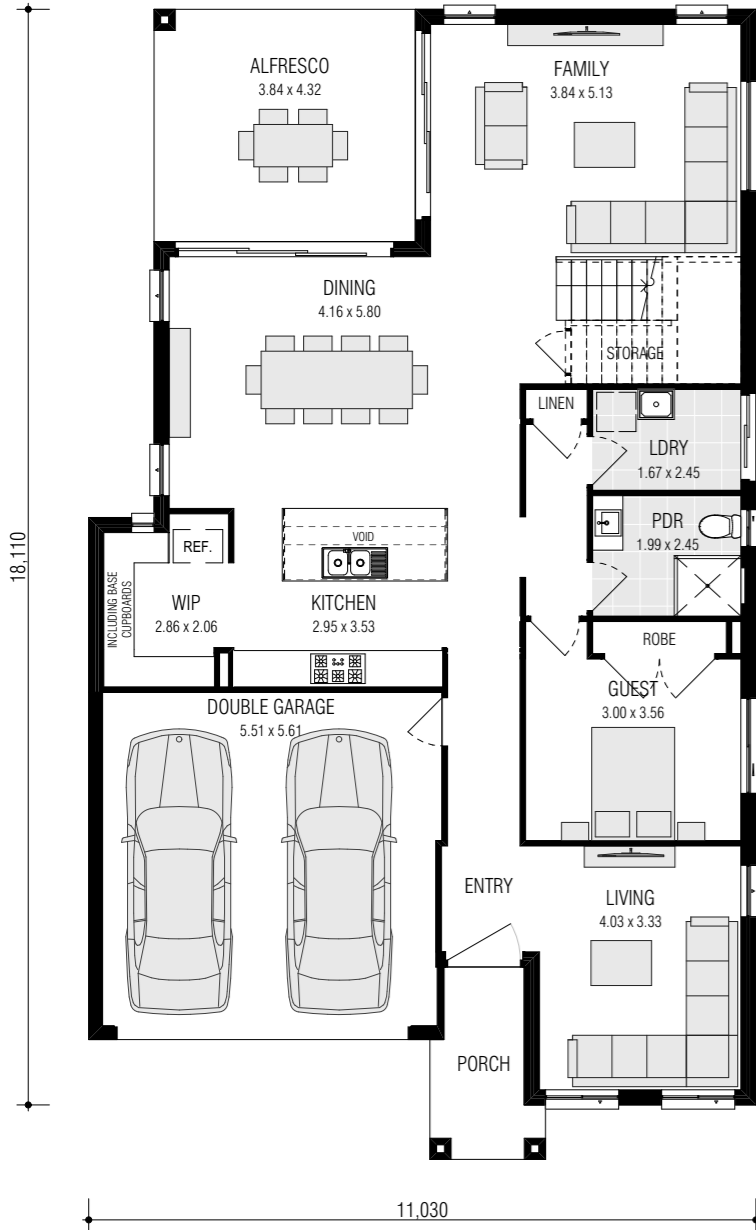


# Rosewood 33.0 DISTINCT

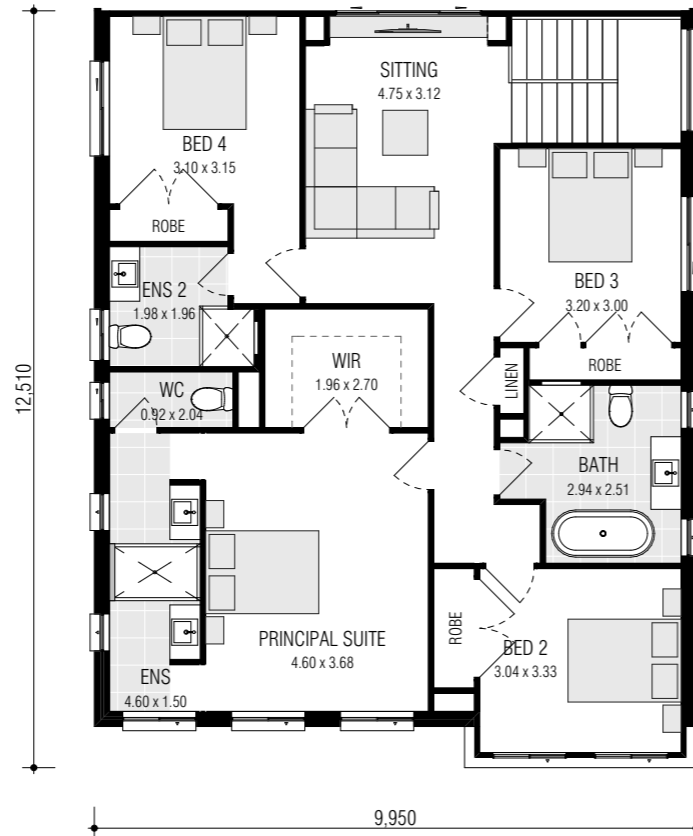
• On Display •  
**Cobbitty**

FITS ON  
**12.5m**  
BLOCKS

FRONTAGE MIN 12.43m



Ground Floor



First Floor

Ground Floor	131.37m <sup>2</sup>
First Floor	120.31m <sup>2</sup>
Garage	33.38m <sup>2</sup>
Alfresco	16.59m <sup>2</sup>
Porch	5.00m <sup>2</sup>
<b>Total</b>	<b>306.65m<sup>2</sup></b>

5 3 2

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## Distinct Upgrades

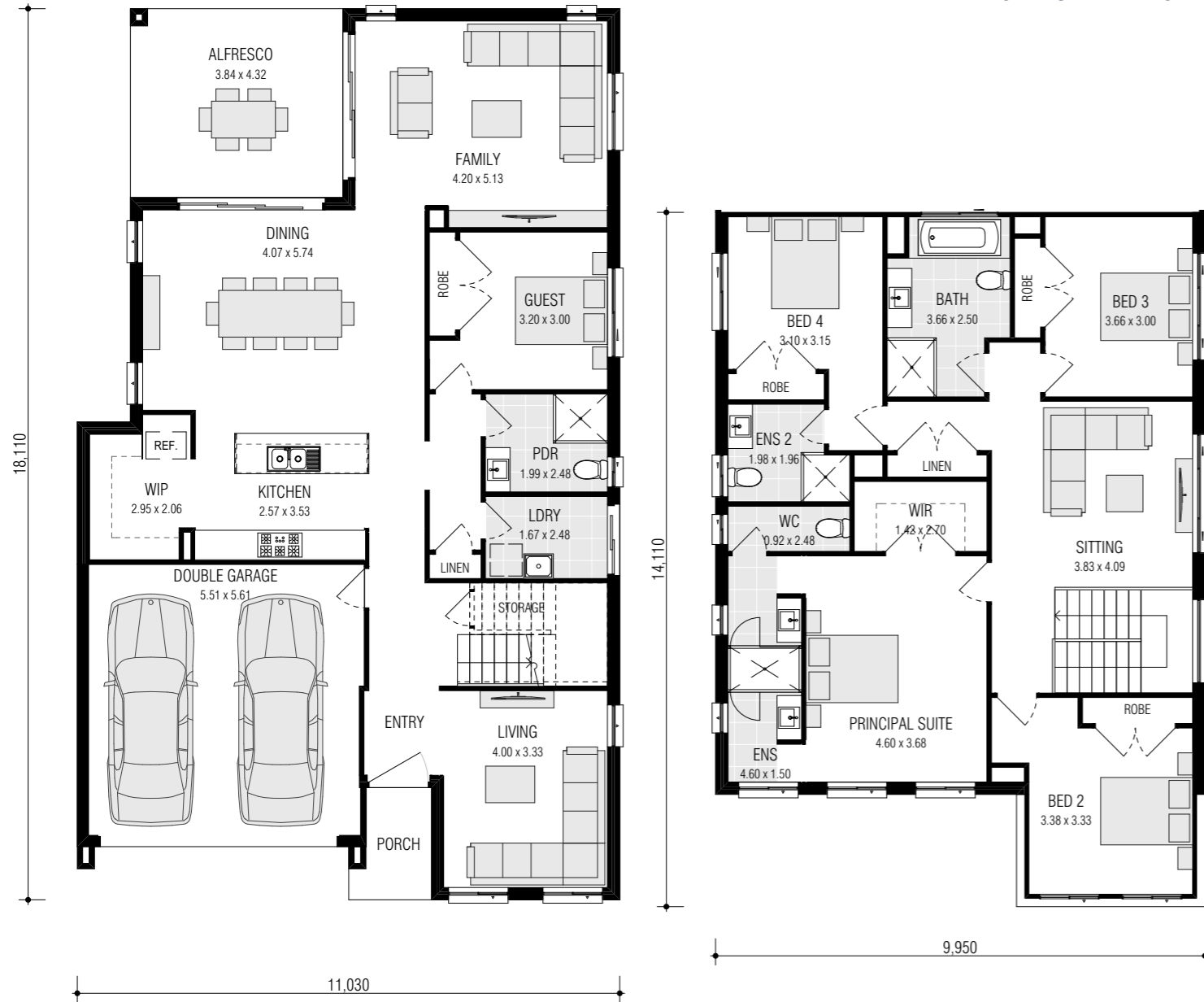
- Freestanding Bath to the Main Bathroom
- Shower Niche to Bath, Ensuite 2 and Powder Room showers (3)
- Tiled Ledge to Master Ensuite Shower
- 1200 wide Island bench to the Kitchen
- Laminate Benchtop, including under bench cupboards to the WIP
- Feature Stacker Door to the Alfresco (subject to BASIX)
- Feature Fixed windows to the Family, Stairs and WIP (subject to BASIX)



# Rosewood 33.5

FITS ON  
12.5m  
BLOCKS

FRONTAGE MIN 12.43m



Ground Floor

First Floor

Ground Floor	131.37m <sup>2</sup>
First Floor	126.44m <sup>2</sup>
Garage	33.35m <sup>2</sup>
Alfresco	16.59m <sup>2</sup>
Porch	3.41m <sup>2</sup>
<b>Total</b>	<b>311.16 m<sup>2</sup></b>

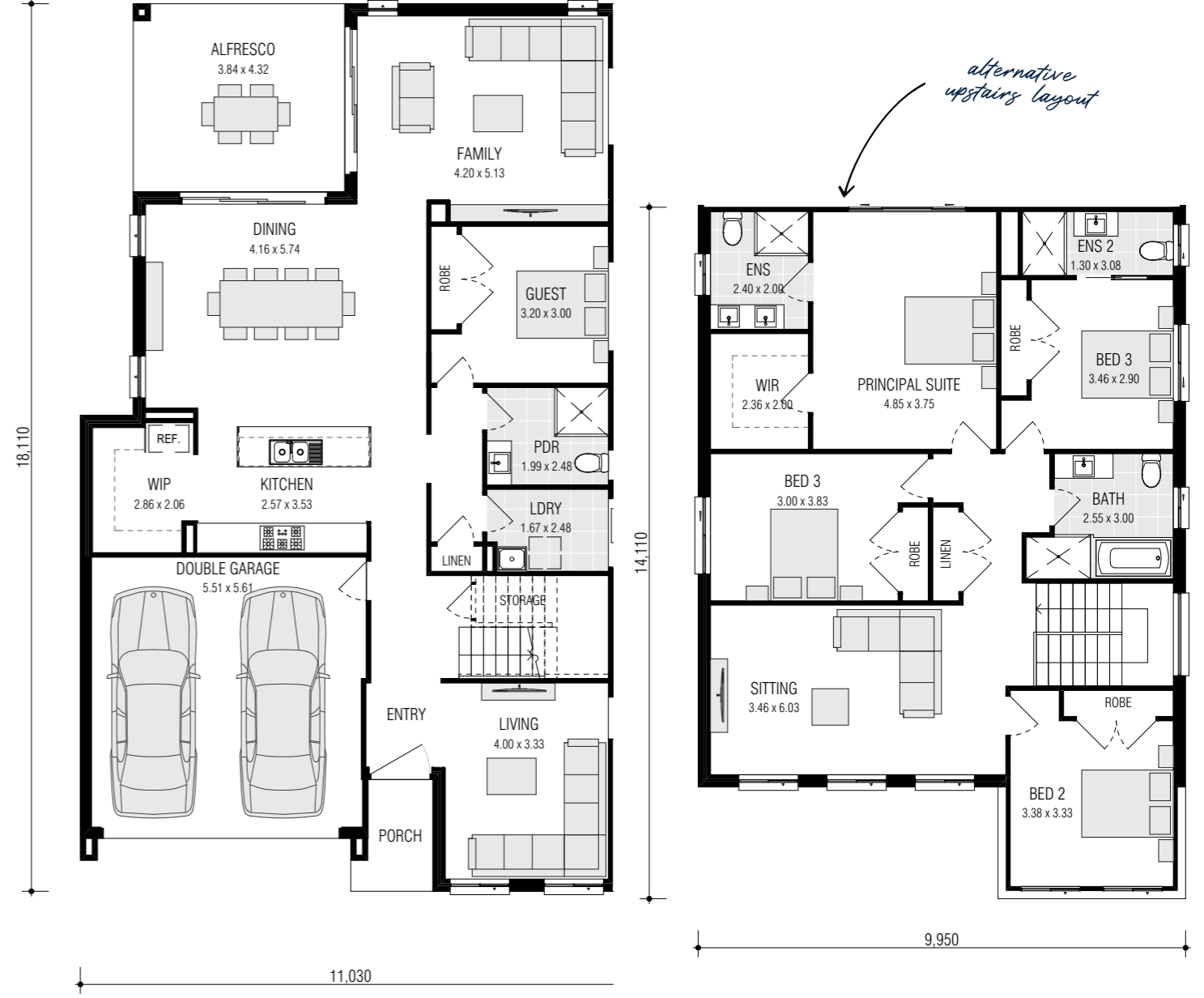
5 4 2

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# Rosewood 33.5 MKII

FITS ON  
12.5m  
BLOCKS

FRONTAGE MIN 12.43m



Ground Floor

First Floor

Ground Floor	131.37m <sup>2</sup>
First Floor	126.44m <sup>2</sup>
Garage	33.35m <sup>2</sup>
Alfresco	16.59m <sup>2</sup>
Porch	3.41m <sup>2</sup>
<b>Total</b>	<b>311.16 m<sup>2</sup></b>

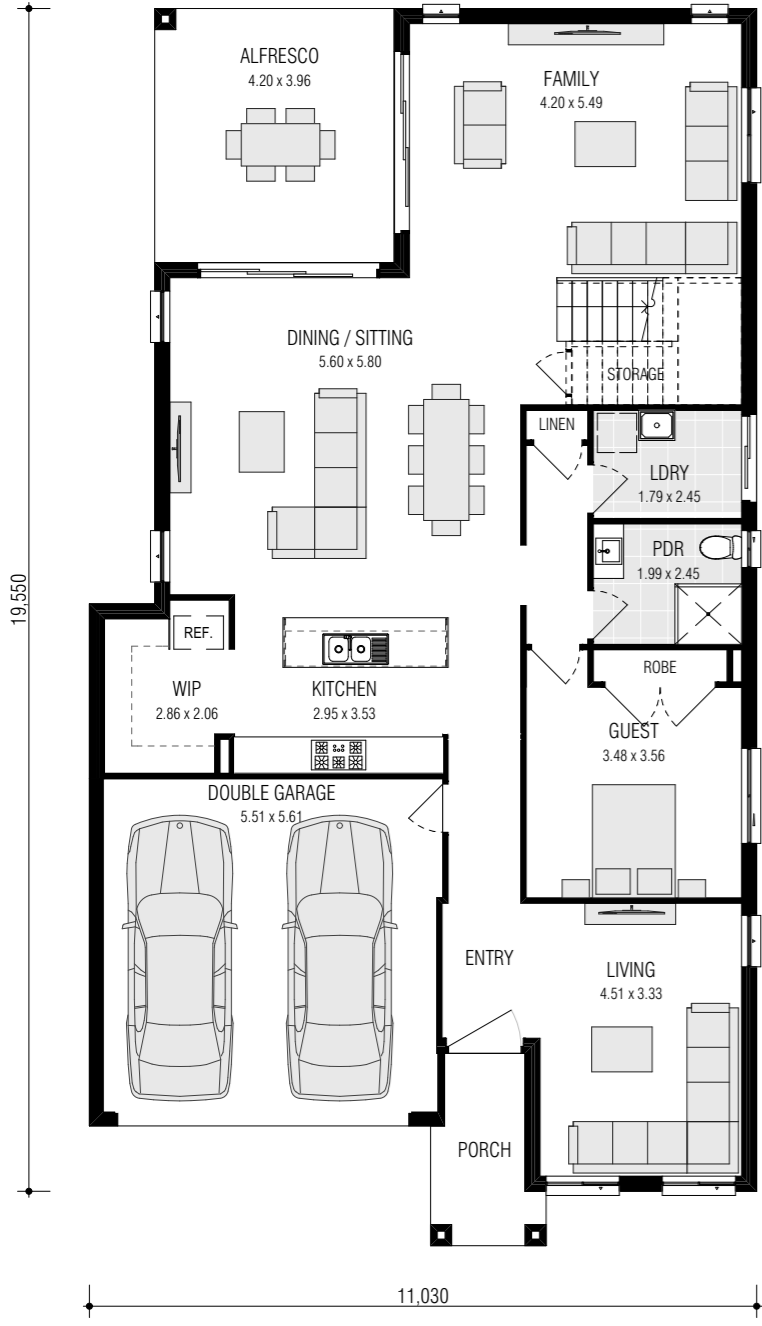
5 4 2

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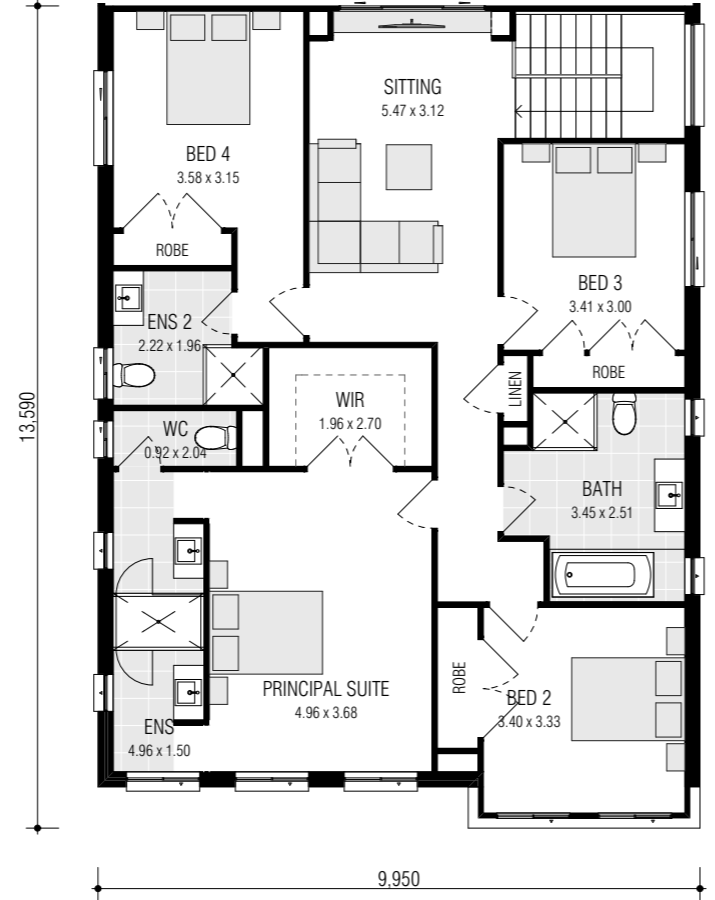
# Rosewood 35.7

FITS ON  
**12.5m**  
BLOCKS

FRONTAGE MIN 12.43m



Ground Floor



First Floor

Ground Floor	145.70m <sup>2</sup>
First Floor	131.06m <sup>2</sup>
Garage	33.33m <sup>2</sup>
Alfresco	16.63m <sup>2</sup>
Porch	5.00m <sup>2</sup>
<b>Total</b>	<b>331.72 m<sup>2</sup></b>

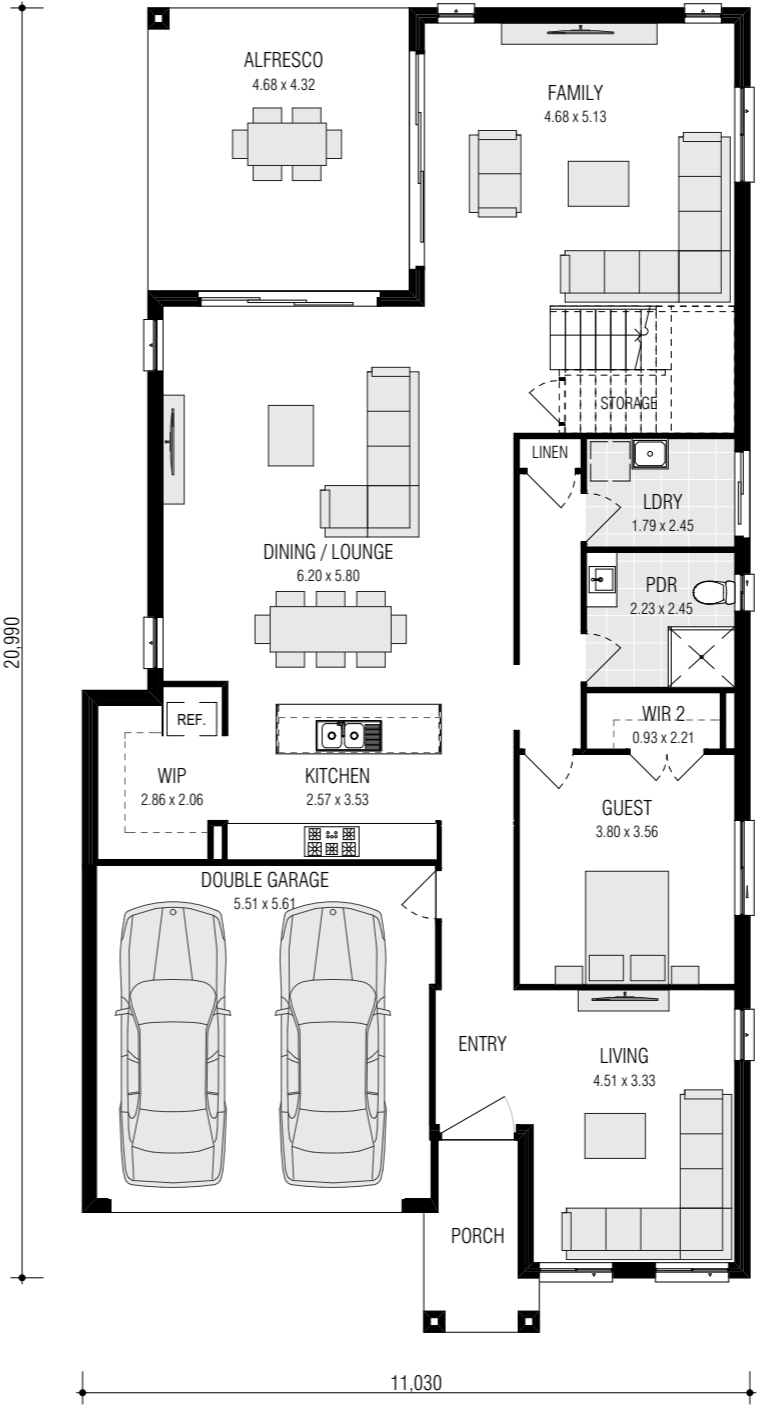
5 4 2

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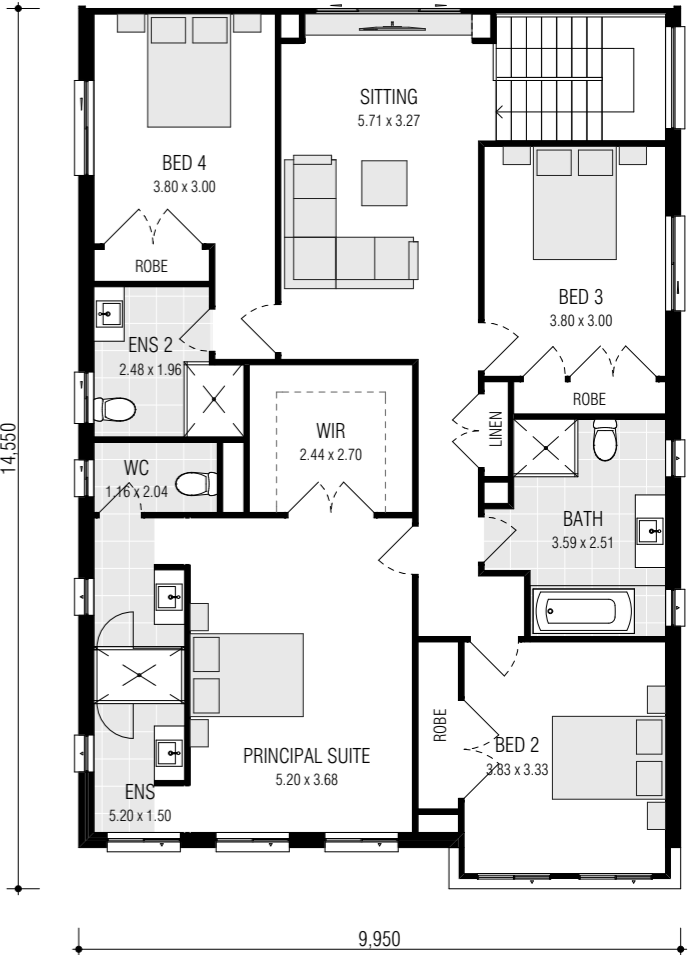
# Rosewood 38.3

FITS ON  
**12.5m**  
BLOCKS

FRONTAGE MIN 12.16m



Ground Floor



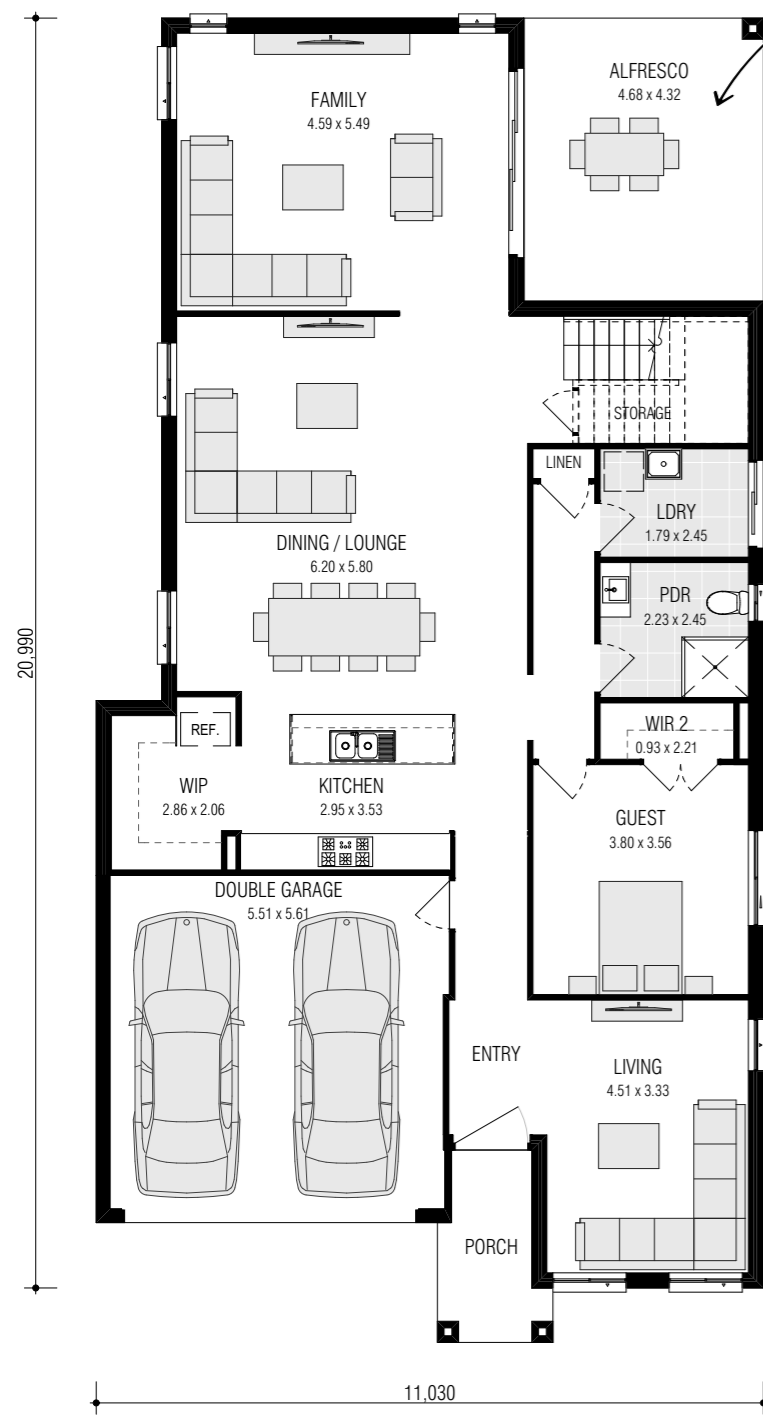
First Floor

Ground Floor	156.45m <sup>2</sup>
First Floor	140.61m <sup>2</sup>
Garage	33.30m <sup>2</sup>
Alfresco	20.22m <sup>2</sup>
Porch	5.00m <sup>2</sup>
<b>Total</b>	<b>355.58m<sup>2</sup></b>

5 4 2

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# Rosewood 38.3 MKII

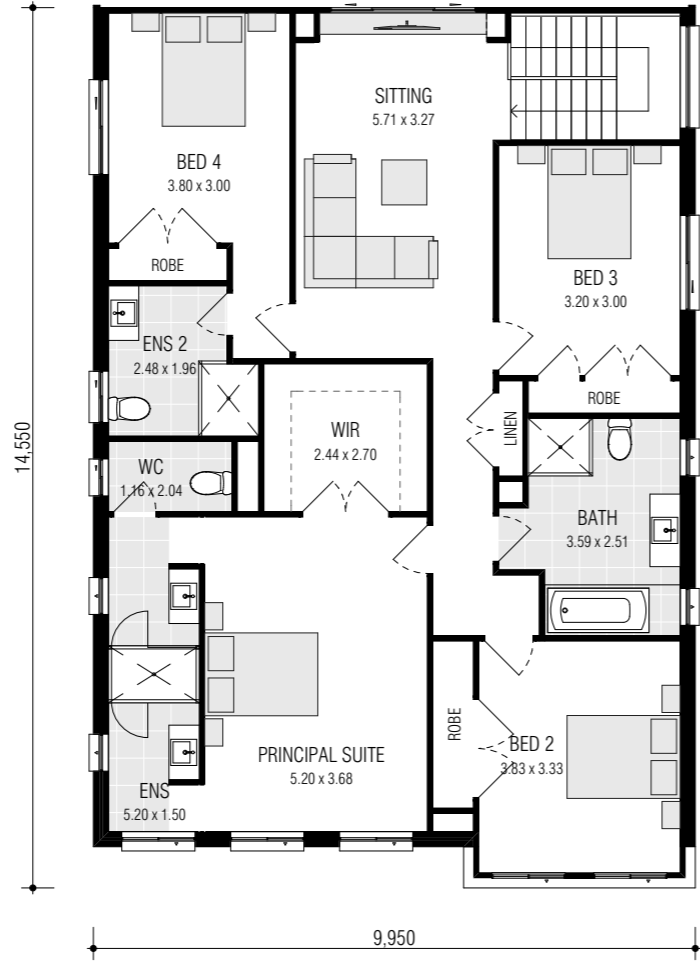


Ground Floor

*alternative layout*

**FITS ON 12.5m BLOCKS**

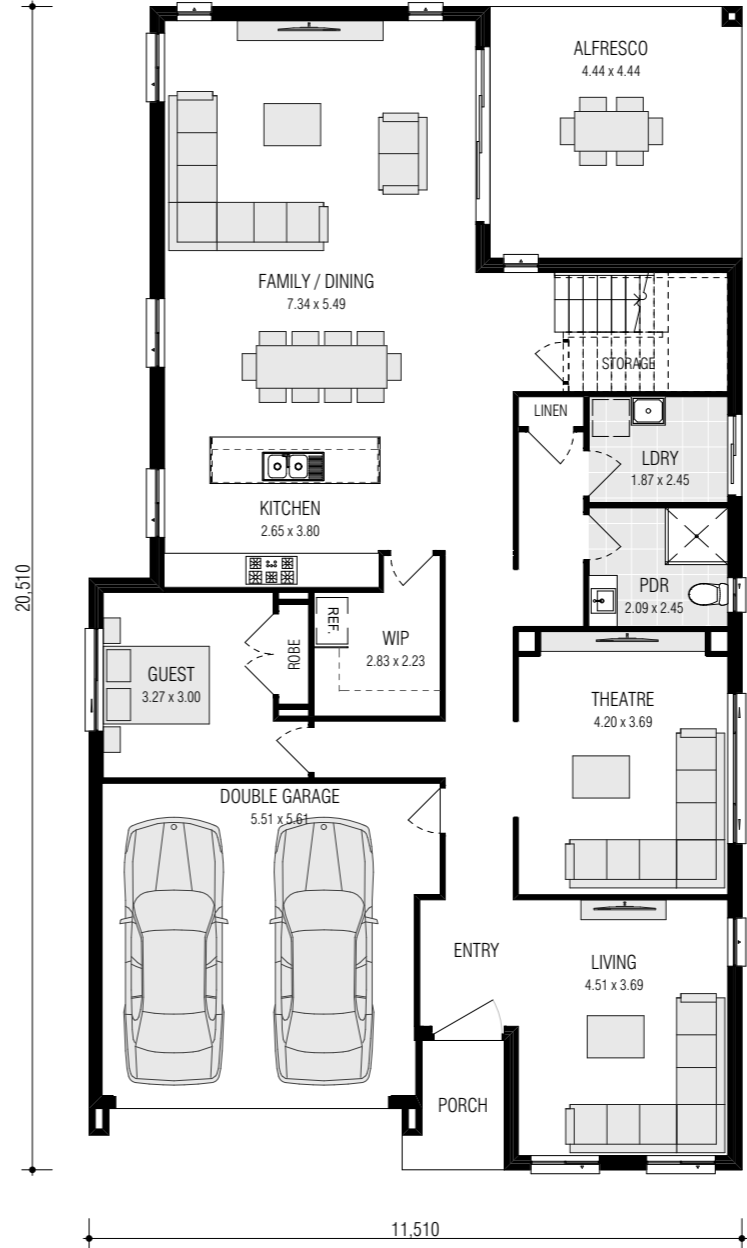
FRONTAGE MIN 12.16m



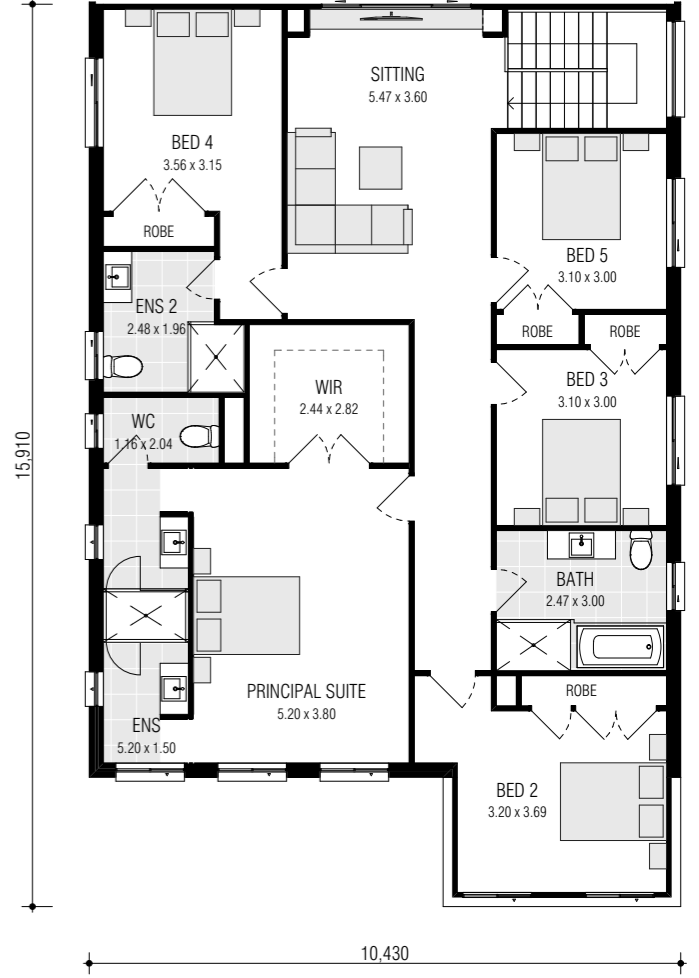
First Floor

# Rosewood 40.0

FRONTAGE MIN 13.64m



Ground Floor



First Floor

Ground Floor	158.13m <sup>2</sup>
First Floor	140.61m <sup>2</sup>
Garage	33.30m <sup>2</sup>
Alfresco	18.53m <sup>2</sup>
Porch	5.00m <sup>2</sup>
<b>Total</b>	<b>355.57m<sup>2</sup></b>

**5** **4** **2**

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Ground Floor	161.84m <sup>2</sup>
First Floor	151.71m <sup>2</sup>
Garage	33.99m <sup>2</sup>
Alfresco	19.71m <sup>2</sup>
Porch	3.68m <sup>2</sup>
<b>Total</b>	<b>370.93m<sup>2</sup></b>

**6** **4** **2**

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# Display Home LOCATIONS

## 1. LEPPINGTON

### HEMOWORLD LEPPINGTON

17 Berkshire Circuit Leppington NSW 2179

PH: 9606 4175 E: emeraldhills@firststyle.com.au

ON DISPLAY: Chatswood, Emerald, Riverside & Keswick

## 2. ORAN PARK

### ORAN PARK TOWN

6 Webber Loop Oran Park NSW 2570

PH: 9043 5890 E: oranpark@firststyle.com.au

ON DISPLAY: Fitzroy, Montebello, Burnley Duet & Silkwood

## 3. MARSDEN PARK

### HEMOWORLD MARSDEN PARK

27 Ellison Street Marsden Park NSW 2765

PH: 8630 0429 E: marsdenpark@firststyle.com.au

ON DISPLAY: Norwood & Montara

## 4. BOX HILL

### HEMOWORLD BOX HILL

14 Noah Street, Box Hill NSW 2765

PH: 8630 2020 E: boxhill@firststyle.com.au

ON DISPLAY: Grantham, Avoca & Clovelly

## 5. LEPPINGTON

### LEPPINGTON LIVING

37 Moon Street Leppington NSW 2179

PH: 9608 9777 E: leppington@firststyle.com.au

ON DISPLAY: Paddington & Belrose

## 6. WARNERVALE

### HEMOWORLD WARNERVALE

44 Virginia Road, Warnervale 2259

PH: 9138 7753 E: warnervale@firststyle.com.au

ON DISPLAY: Warner

## 7. COBBITTY

### COBBITTY

18 Rock Fern Avenue, Cobbitty

PH: 7813 5306 E: cobbitty@firststyle.com.au

ON DISPLAY: Waverly, Rosewood, Sorrento



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