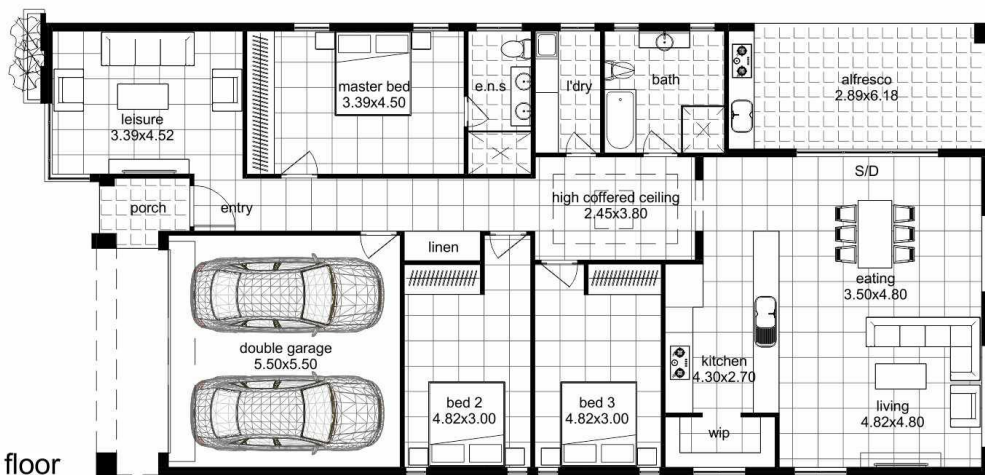




**BLUEGEM**  
H O M E S  
*homes for life*

**ELLIN**

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Ground floor

'Ellin' - We thought it appropriate to borrow this name from our indigenous Australians meaning "to wish for". This is a very compact and flexible home that suits a narrow block. Walk through the high coffered ceiling area into the living areas; the seamless flow between the kitchen, lounge and dining area opening up onto the included alfresco provides a sense of space and versatility. This home is ideally suited for a young family just starting out on their journey or even for an older person / couple looking to downsize from their family home. The extra bedrooms are ideal for the grand kids staying over for a few days.

Living	169.99m <sup>2</sup>
Garage	32.62m <sup>2</sup>
Porch	3.21m <sup>2</sup>
Alfresco	18.41m <sup>2</sup>
Total	223.23m <sup>2</sup>
Overall width	10.700m
Overall length	22.470m

Disclaimer: Photographs and other pictures in this brochure/book may show fixtures, fittings or finishes which are not supplied by Bluegem Homes, or which are only available in some Bluegem 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. Room sizes shown are approximate only and may vary slightly. Bluegem Homes also reserves the right to revise the plans and specifications. Please ring us on (02) 9604 2577 to discuss detailed pricing for the various design options available.

Please call us  
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