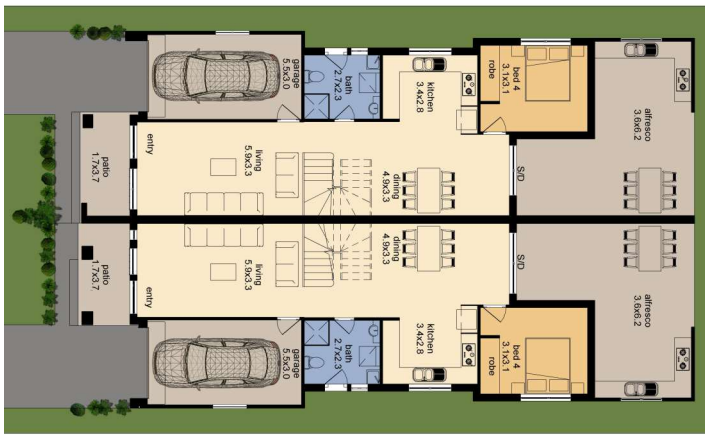




**Ground Floor**



**First Floor**



**FLAMBOYANT**

8 6 2

Ground Floor	146m <sup>2</sup>
First Floor	149m <sup>2</sup>
Garage	34m <sup>2</sup>
Porch	14m <sup>2</sup>
Alfresco	52m <sup>2</sup>
Balcony	9m <sup>2</sup>
<b>Total</b>	<b>404m<sup>2</sup></b>

Overall Width	13.4m
Overall Length	20.1m

Please contact us for further information  
**(02) 9604 2577**  
[www.bluegemhomes.com.au](http://www.bluegemhomes.com.au)

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.