# Aintree 16

The Aintree brings comfort, balance and an easy sense of flow to everyday life. Be pleasantly surprised in the way everything fits together so neatly, proving that simple design can feel wonderfully inviting in homes as small as 16 and 18 squares.







3 | 2 | 1 | 2

## Shaped for Easy Living

Clever, uncomplicated living is right at home in the Aintree, with a layout that makes the most of every corner. All three bedrooms are arranged with practical ease, with the main bedroom featuring a walk in robe and ensuite, positioned alongside the family bedrooms to create a tidy sense of order to the front of the home. At the rear, the open plan kitchen, dining and family area spans the back of the home, forming a bright, welcoming space that opens to the outdoor room for relaxed entertaining. The overall design encourages smooth, natural movement, making the Aintree a quietly charming place to call home.

### Features

- Freedom inclusions
- 3 bedroom single storey home
- 2 floor plans to choose from
- 4 facades to choose from

Images include upgrade items and items not supplied by Metricon, including landscaping, fencing, feature render, window furnishings, deck to porch and feature lighting. Speak to your New Home Advisor for what is included in your home. Accordingly, any prices do not include the supply of any of those items. For detailed home pricing, please speak to your New Home Advisor. Also, where our homes come in different floor plan sizes then the facades shown are generally based on the largest floor plan for that home, hence the façade may not be an accurate representation of all floorplan sizes. For detailed home pricing and façade information, please speak to a New Home Advisor.

# AINTREE 16

3 | 2 | 1 | 2

fits
16m
block width*




## Home area

| | |
|---|---|
| Total area | 152.14m² |
| House area | 104.41m² |
| OUTDOOR ROOM | 8.64m² |
| PORTICO | 3.3m² |
| GARAGE | 35.78m² |

## Ground floor

| | |
|---|---|
| MAIN BEDROOM | 3.25 x 3.05 |
| BEDROOM 2 | 2.93 x 3.03 |
| BEDROOM 3 | 2.93 x 3.03 |
| OUTDOOR ROOM | 3.60 x 2.40 |
| FAMILY | 4.22 x 3.82 |
| DINING | 1.76 x 4.19 |
| DOUBLE GARAGE | 5.45 x 6.07 |

## Other design options

At Metricon, we understand that crafting a home to perfectly suit your lifestyle is important. We have a variety of home designs and floorplan options for you to choose from.

Speak to your New Home Advisor today.

*Subject to orientation and fall of land and developer and council guidelines. Traditional floorplan shown.