

adenbrookhomes

THE SINCLAIR
COLLECTION



Home Designs



Amesbury Facade



Hatton Facade

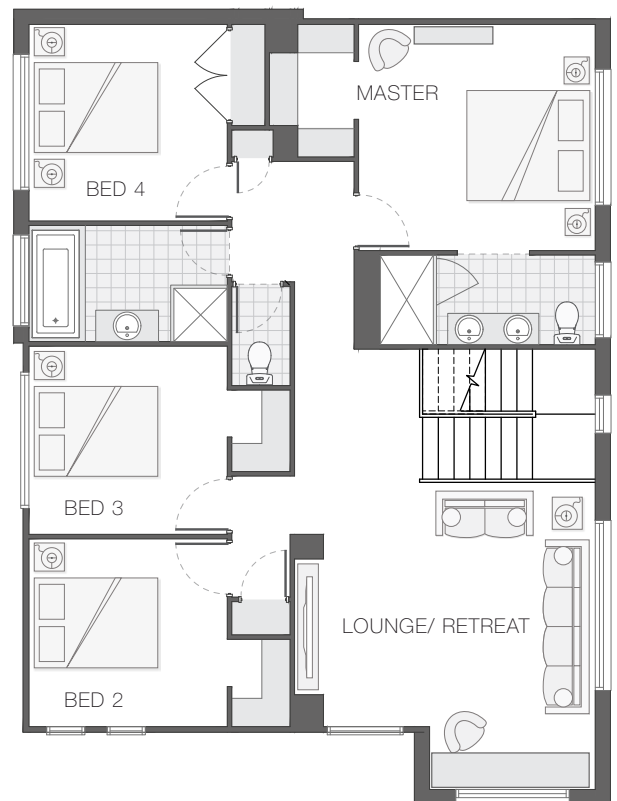
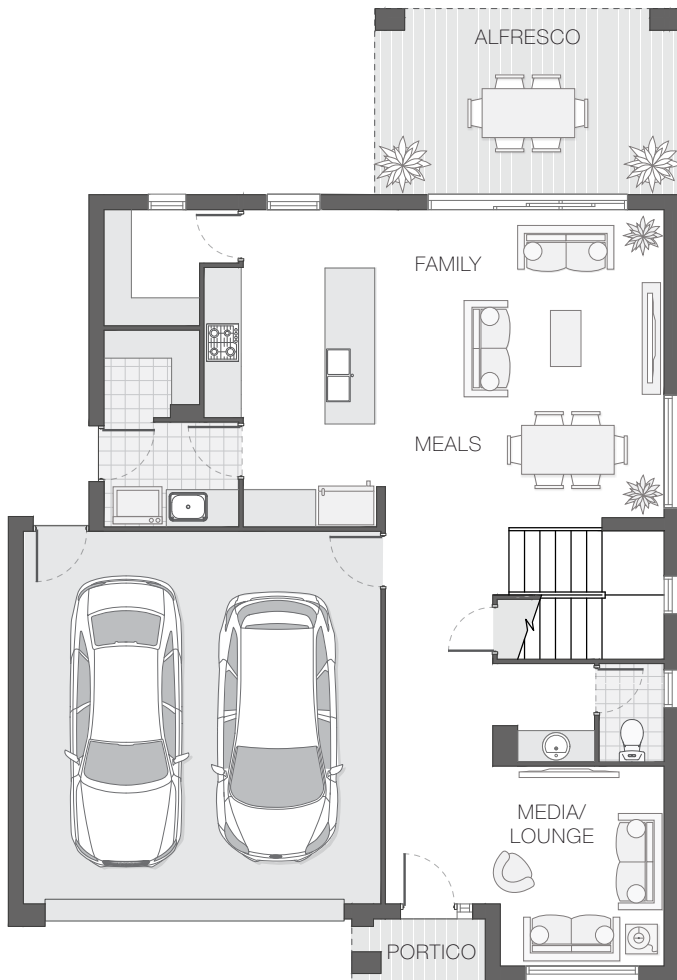


Blake Facade

The Sinclair home design, designed for smaller lots, is deceptively compact while still offering a wealth of space and features you will be surprised to find. The Sinclair design effortlessly transitions the alfresco with indoor entertaining and living spaces, increasing the efficiency of the home, and providing a sense of space. While the media room, study and powder room help to deliver on style and luxury. The upper storey continues the stylish narrative with a well-appointed master retreat and ensuite with walk-in-robe, without compromising on space for additional bedrooms and a generous retreat, catering for the whole family.

SINCLAIR 27

250.2m² (26.9sq)



4 2.5 3 2

ROOM DIMENSIONS (m)

Meals	2.8 x 2.0
Family	3.8 x 3.0
Master Bedroom	3.8 x 3.6
Bedroom 2	3.2 x 3.0
Bedroom 3	3.2 x 3.0
Bedroom 4	3.2 x 3.1
Lounge/Retreat	4.3 x 4.9
Media/Lounge	2.8 x 3.2
Alfresco	4.9 x 3.0

FLOOR AREAS (m²)

Lower Living	84.56
Upper Living	111.29
Alfresco	14.67
Garage	37.86
Portico	1.85

KEY DIMENSIONS

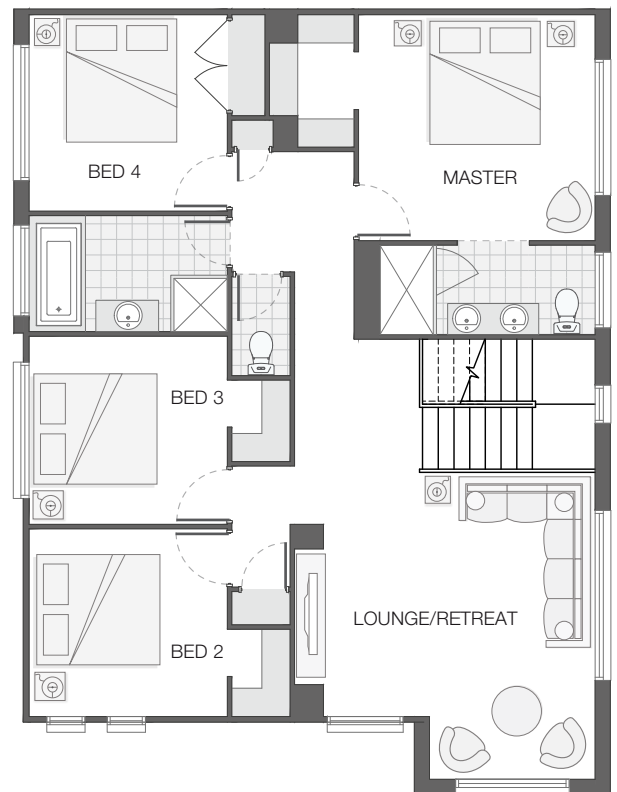
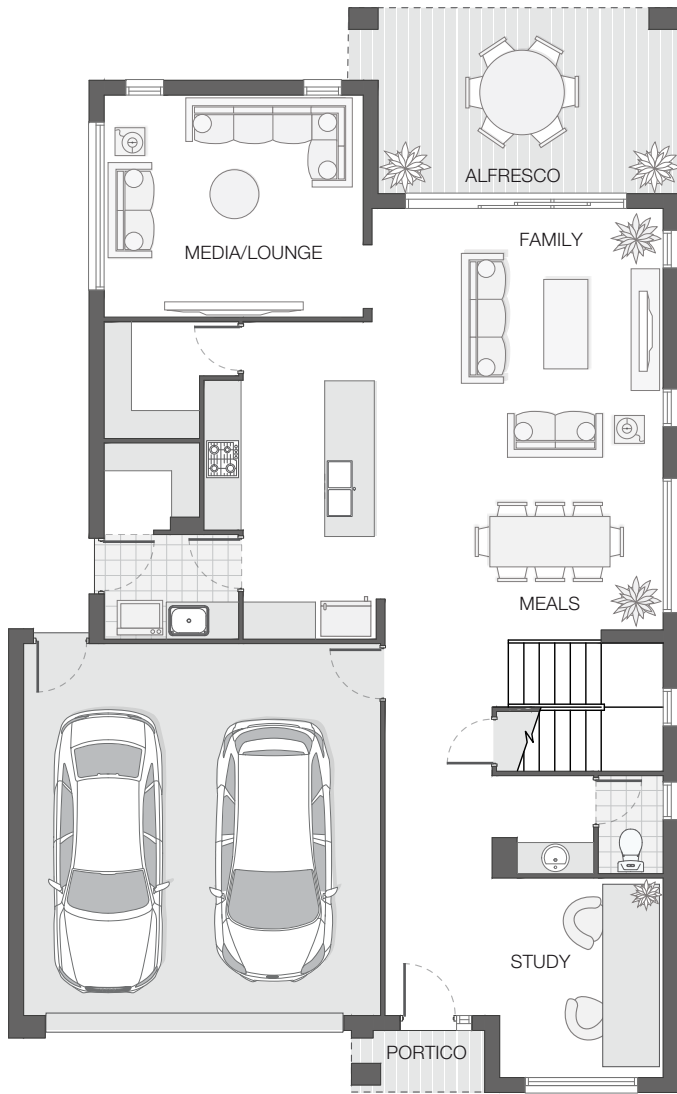
Minimum Lot Width	12.3m
Length	15.7m
Width	10.8m



Facades suitable for the Sinclair 27 & Sinclair 30

SINCLAIR 30

275.9m² (29.7sq)



4 2.5 3 2

ROOM DIMENSIONS (m)

Meals	4.5 x 2.5
Family	4.7 x 4.4
Master Bedroom	3.8 x 3.6
Bedroom 2	3.2 x 3.0
Bedroom 3	3.2 x 3.0
Bedroom 4	3.2 x 3.1
Study	2.6 x 3.2
Media/Lounge	4.2 x 3.6
Lounge/Retreat	4.3 x 4.9
Alfresco	4.8 x 3.0

FLOOR AREAS (m²)

Lower Living	110.59
Upper Living	110.57
Alfresco	15.06
Garage	37.86
Portico	1.85

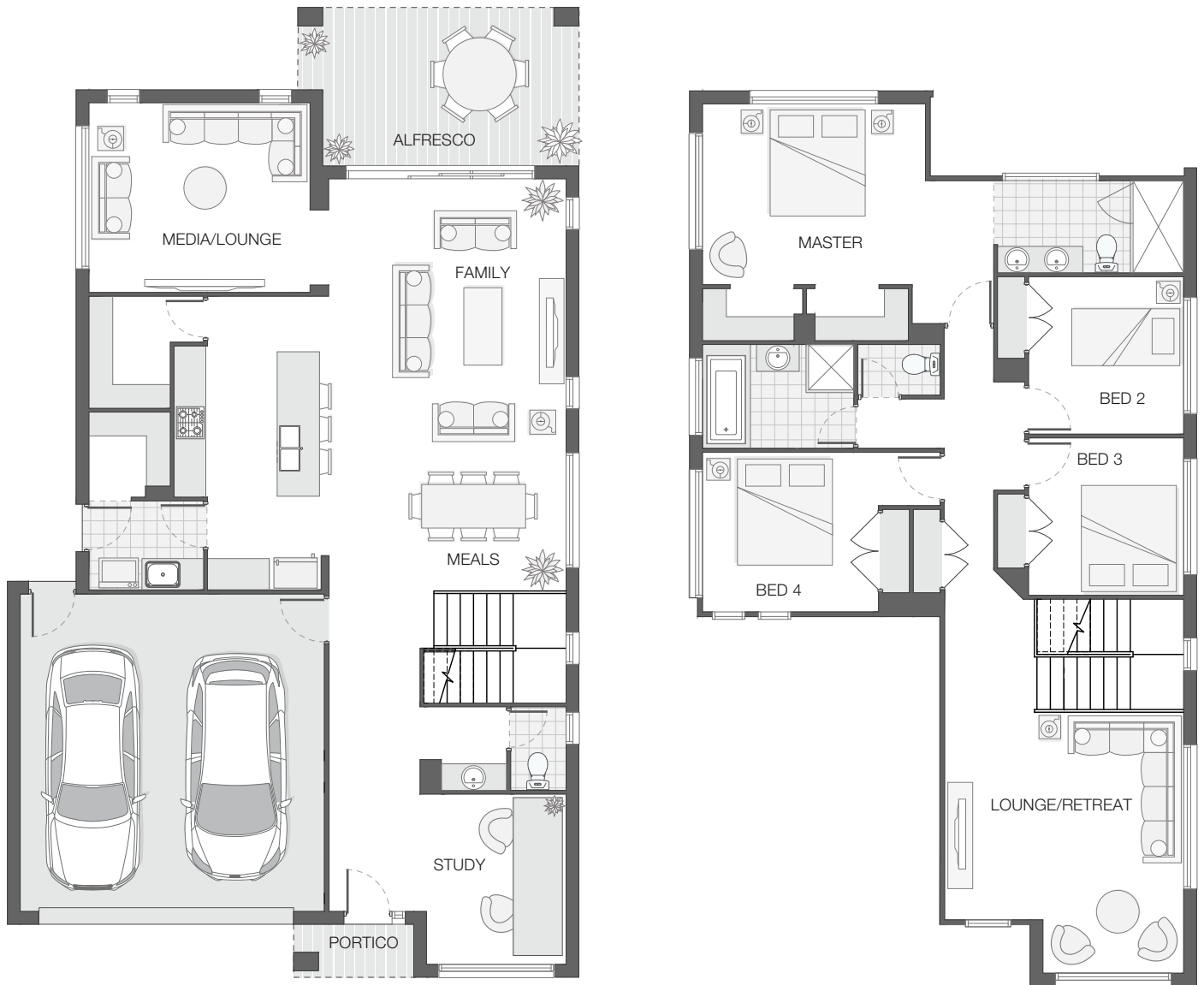
KEY DIMENSIONS

Minimum Lot Width	12.3m
Length	17.5m
Width	10.8m



SINCLAIR 31

288.7m² (31.1sq)



4 2.5 3 2

ROOM DIMENSIONS (m)

Meals	4.5 x 3.4
Family	4.5 x 4.4
Master Bedroom	4.2 x 3.4
Bedroom 2	3.0 x 3.0
Bedroom 3	2.9 x 3.0
Bedroom 4	3.3 x 3.0
Study	2.6 x 3.2
Media/Lounge	4.2 x 3.6
Lounge/Retreat	4.5 x 4.9
Alfresco	4.8 x 3.0

FLOOR AREAS (m²)

Lower Living	116.69
Upper Living	116.96
Alfresco	15.25
Garage	37.68
Portico	2.15

KEY DIMENSIONS

Minimum Lot Width	12.3m
Length	18.3m
Width	10.8m



Chadstone Facade

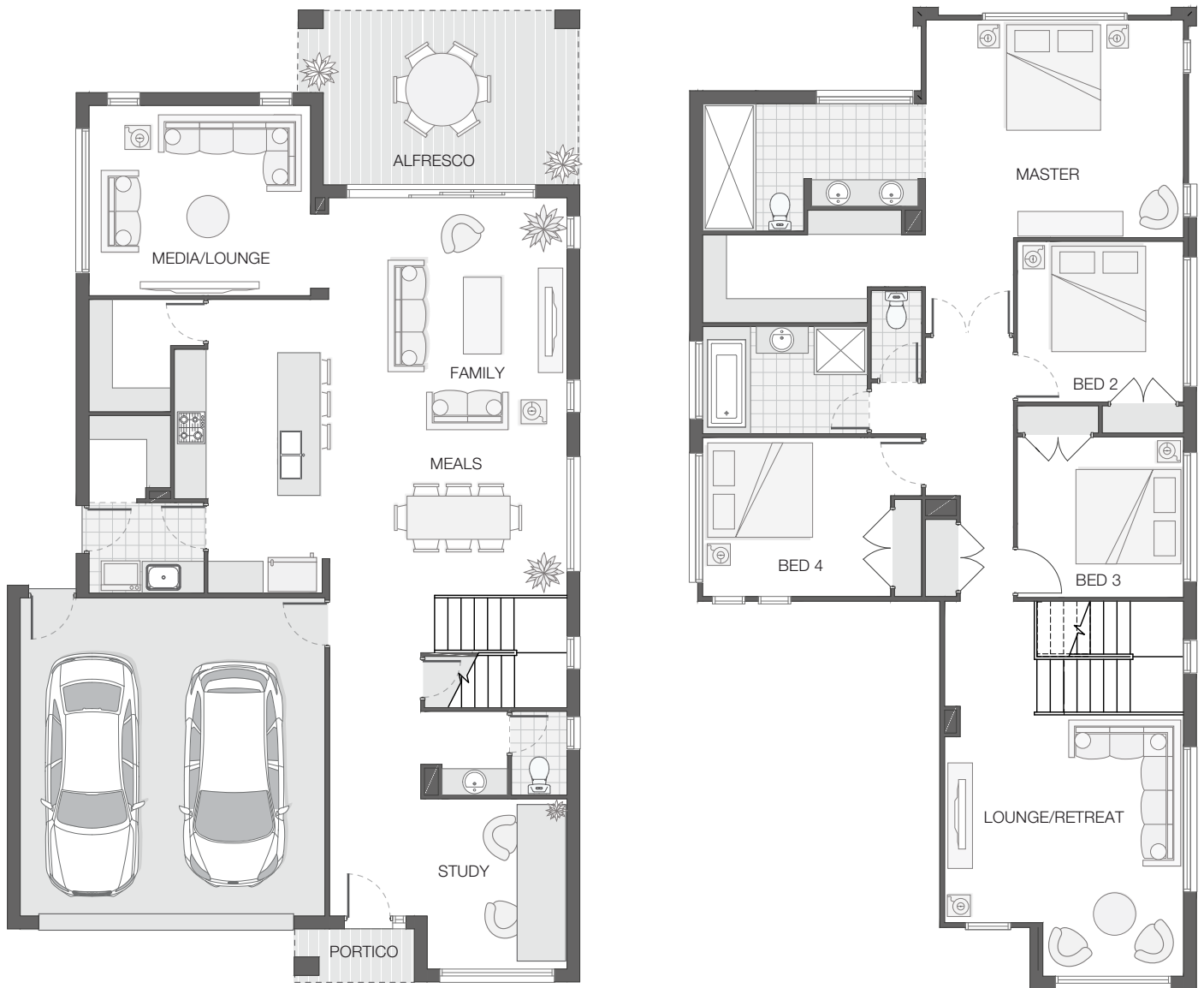


Morgan Facade

Facades suitable for the Sinclair 31 & Sinclair 33

SINCLAIR 33

301.8m² (32.5sq)



4 2.5 3 2

ROOM DIMENSIONS (m)

Meals	4.5 x 2.9
Family	4.5 x 4.6
Master Bedroom	4.8 x 4.1
Bedroom 2	3.1 x 3.0
Bedroom 3	3.1 x 3.0
Bedroom 4	3.5 x 3.0
Study	2.6 x 3.2
Media/Lounge	4.2 x 3.6
Lounge/Retreat	4.5 x 3.9
Alfresco	4.8 x 3.3

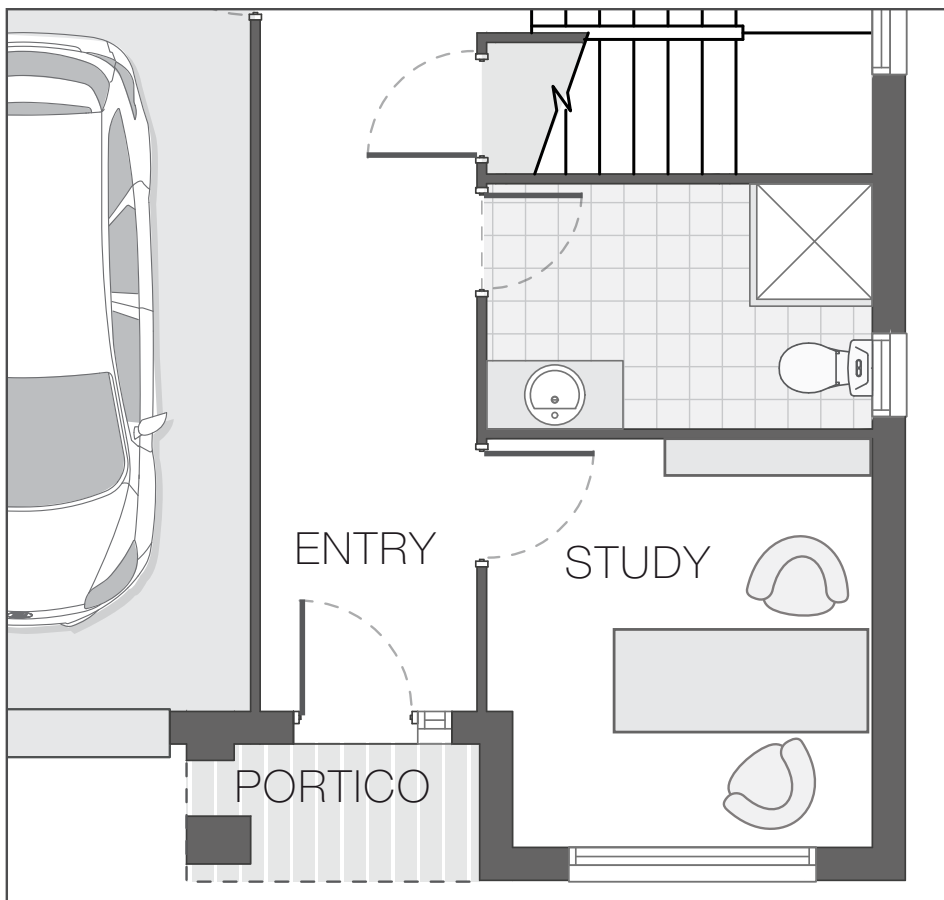
FLOOR AREAS (m²)

Lower Living	115.24
Upper Living	130.20
Alfresco	16.70
Garage	37.68
Portico	1.99

KEY DIMENSIONS

Minimum Lot Width	12.3m
Length	18.3m
Width	10.8m

Study/Full Powder Room

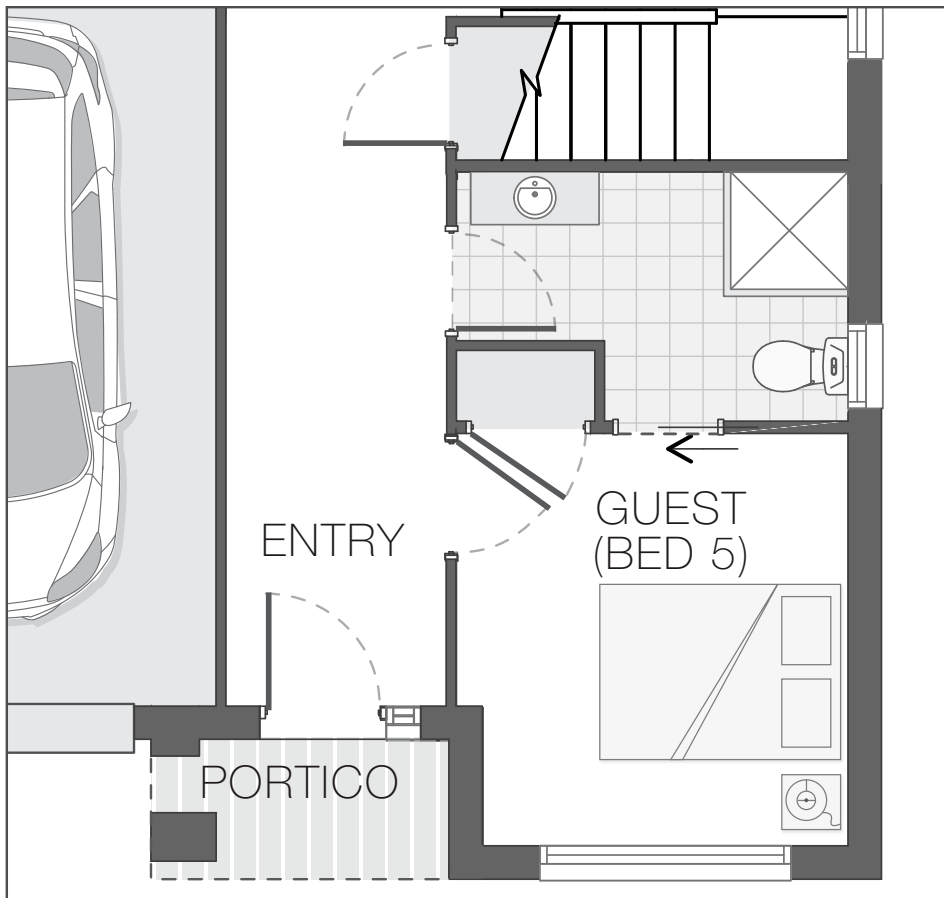
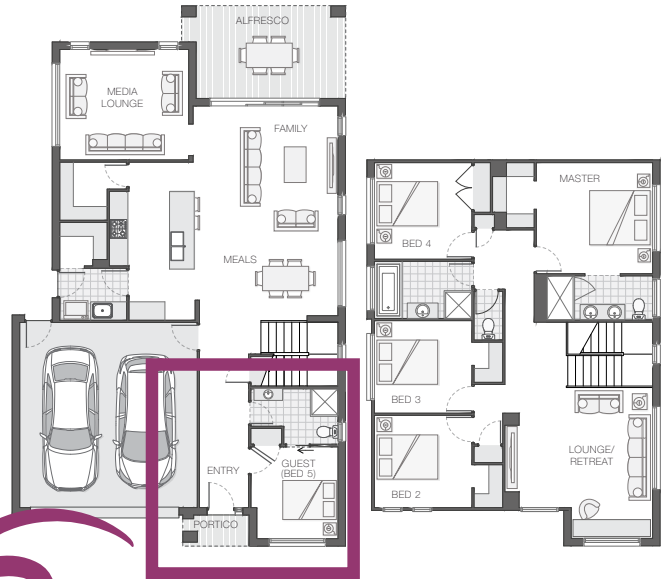


ROOM DIMENSIONS (m)

Study	2.8 x 3.0
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GROUND FLOOR

Guest Suite



ROOM DIMENSIONS (m)

GUEST ROOM	2.8 x 3.0
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