

# Building dreams from the ground up.

HAMLAN



## Johanna 257

Named after the picturesque coastline of the Johanna beach, the Johanna 257 is a contemporary design that's well connected to the outdoors.

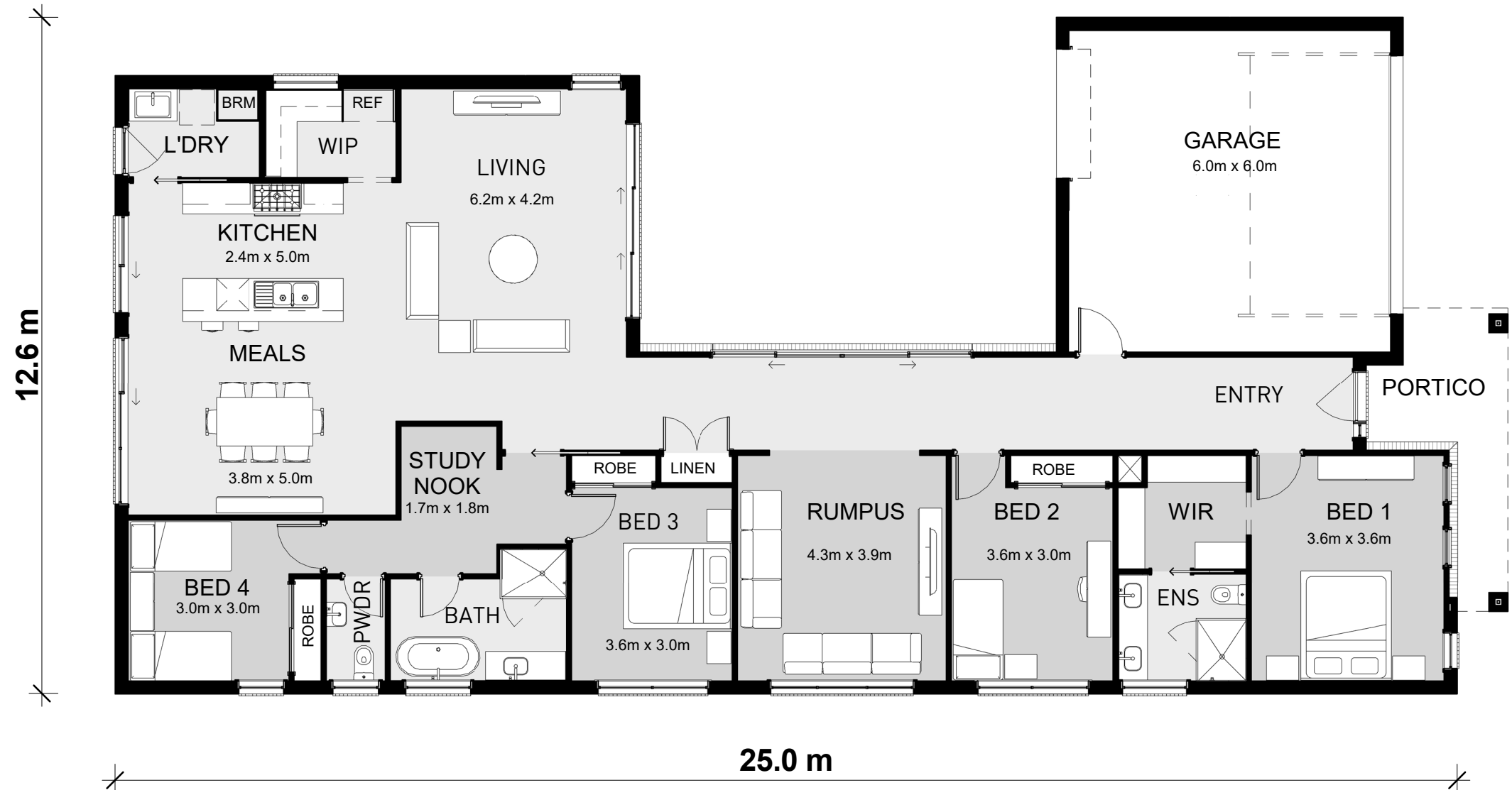
Central to the design of the Johanna 257 is its courtyard. Both the open plan living and rumpus room overlook the courtyard to enjoy natural light, fresh air and the connection to the outdoors.

In this design, the master bedroom is located at the front of the home and includes a walk-in robe and ensuite featuring double vanity.

Three additional bedrooms include robes and the central bathroom features a free-standing bath.

The open plan kitchen, meals and living area is the hub of the home. The kitchen is a functional design with an island bench and the walk-in pantry provides additional storage and further meal preparation area.

The home includes a study nook that can be closed off from the rest of the house for privacy. This home is a versatile design having a rear flip option to suit most aspects and capture the sun.



**Lot Width: 14.0m Min.**  
**Lot Length: 32.0m Min.**

Sales Floor Plan  
1 : 100

	Area	Squares
Residence Area	207.3 m <sup>2</sup>	22.3
Garage Area	41.0 m <sup>2</sup>	4.4
Portico Area	8.6 m <sup>2</sup>	0.9
	256.9 m <sup>2</sup>	27.7

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[hamlan.com.au](http://hamlan.com.au)

359 Moorabool Street Geelong VIC 3220  
T: 5222 5555 / E: [info@hamlan.com.au](mailto:info@hamlan.com.au)