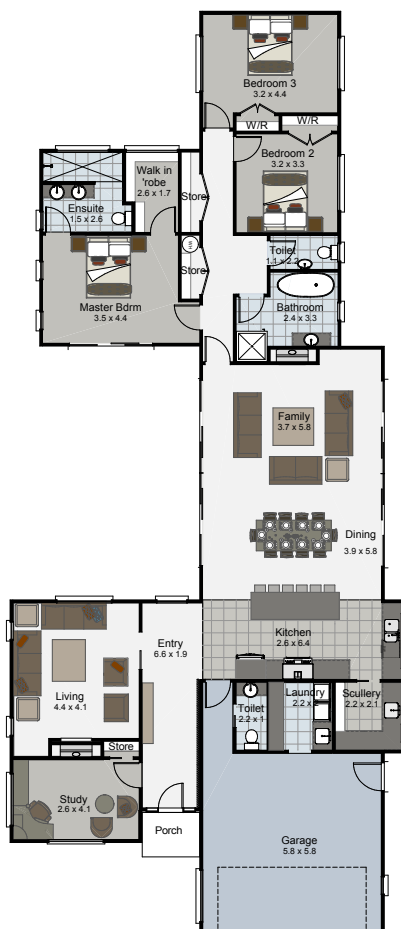


# Waiata

246.4m<sup>2</sup>



The Waiata design wraps itself around a large private courtyard, which can be oriented to morning or afternoon sun, and lends itself to luscious tropical planting. Large sliding doors on both sides of the kitchen, dining, and family areas bring the outside in. A spacious entry leads to the heart of the home past a second lounge and study. A walk in scullery complements the generous kitchen. The master suite opens to the courtyard area and offers touches of luxury with an oversized shower and double vanity in the ensuite. An ideal design for a long narrow site, the Waiata is a perfect layout to call your 'oasis' in the city.

Total Living Area	208.2m <sup>2</sup>
Garage Area	38.2m <sup>2</sup>
Total Floor Area	246.4m <sup>2</sup>
Porches	2.4m <sup>2</sup>
Total Area	248.8m <sup>2</sup>
Total Area (over brick)	255.5m <sup>2</sup>
Overall Dimensions	12.8m x 29.9m