



Flinders 23



4



2.5



2

Designed to fit on a narrow 10m wide block, the Flinders 23 is a generously sized home.

With the space of a double garage on a narrow lot*, this functional design features 2 separate living areas, an outdoor alfresco and spacious master bedroom with walk-in robe and ensuite.

- Open plan lounge/dining/kitchen including walk-in pantry
- Understairs storage area and walk-in linen closet for ample storage space
- Additional living room, which can be used as a media room, rumpus or office

**Subject to council approval*



View our Value Plus, Lifestyle and Premium inclusions online

DESIGN OPTIONS

- Choose from a variety of façade design options
- Style it your way with our inclusion packages

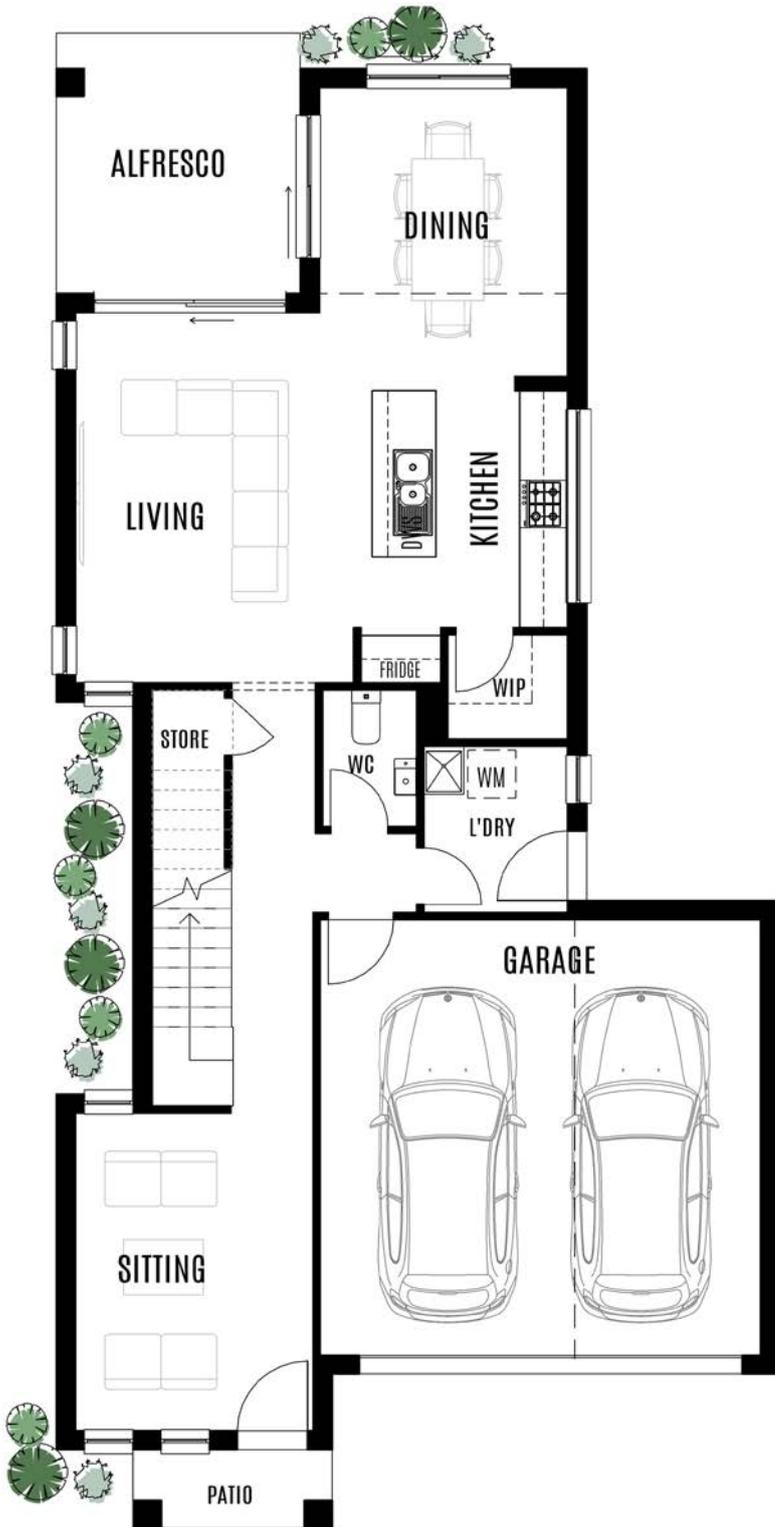
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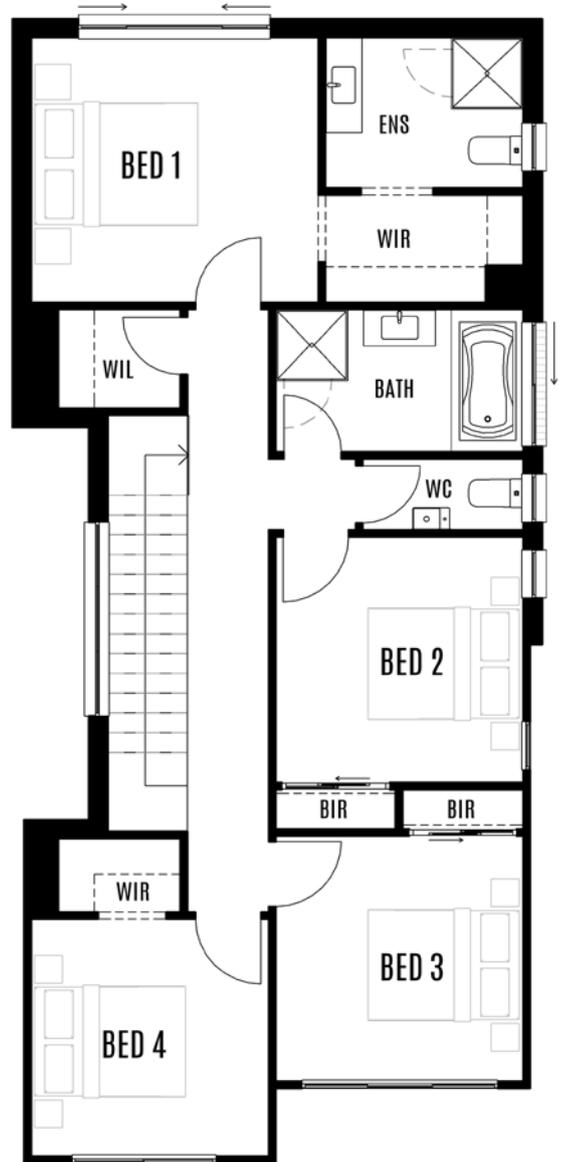


WORTHINGTON HOMES

FLINDERS 23



GROUND FLOOR



FIRST FLOOR

HOUSE SIZE

Total area	212.9m ²
House length	18.95m
House width	9.05m
Block width	10m

ROOM SIZE

Living	3.67 x 4.69
Dining	3.10 x 3.18
Kitchen	2.50 x 3.05
Sitting	2.98 x 4.05
Alfresco	3.07 x 3.30
Garage	5.50 x 5.50

Master bedroom	3.60 x 3.35
Bedroom 2	3.10 x 3.00
Bedroom 3	3.10 x 3.10
Bedroom 4	2.98 x 3.00

Why build with Worthington?

Here are 10 reasons why Worthington Homes is a better choice.

1 You're not just a number

You get your own dedicated Site Manager and will receive regular project updates.

3 No ghosting, guaranteed

Call the office and we will respond to your enquiry as promptly as possible.

5 Talk to real people

Only real people answer our phones, not automated robots or machines.

7 Standard site costs included

Your tender includes allowance for site works, council DA/CDC, service connectivity and BASIX.

9 No compromising on quality

Your home is built to a high standard of workmanship - exactly as it should be.

2 Enjoy a personalised service

We're all here to help and guide you throughout the journey to building your new home.

4 High-quality inclusion options

Choose from a wide selection of inclusions for a variety of budgets and tastes.

6 Minimal building disruption

We're proactive in solving any challenges along the way to minimise any delays.

8 What you see is what you get

We offer value-for-money and will always be upfront on costs so there are no surprises.

10 We'll build great memories too

Every home owner receives a personalised memory book as a keepsake of your journey.

// We aim to make the journey of building your new home both **simple** and **stress-free**



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