

# Boston 40.

— 5 BED — 3 BATH — 2 CAR

— 373.2m<sup>2</sup>



**The Boston 40 is all about light and openness, offering a bright and airy ambiance that embodies a fresh seaside feeling.**

A captivating residence with a curved balcony, spacious master suite, and open-plan living that flows to an alfresco for seamless indoor-outdoor living.



**Total area** 373.2m<sup>2</sup>  
 House length 20.76m  
 House width 10.85m  
 Block width 15m

Living 3.75 x 5.00  
 Dining 3.50 x 5.00  
 Kitchen 2.60 x 5.00  
 Study 3.25 x 3.58  
 Alfresco 10.26 x 3.50  
 Garage 5.56 x 3.50

Master bedroom 5.56 x 3.80  
 Bedroom 2 3.50 x 3.30  
 Bedroom 3 3.50 x 3.55  
 Bedroom 4 3.50 x 3.55  
 Rumpus 4.79 x 4.35  
 Balcony 5.47 x 1.42

#### UPGRADED ITEMS

All upgraded items are indicated in **gold**, featuring enhancements such as:

- Full joinery fit-out in butler's pantry, laundry, and alfresco
- Expanded island bench



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