



Lucianna  
THE SANCTUARY COLLECTION







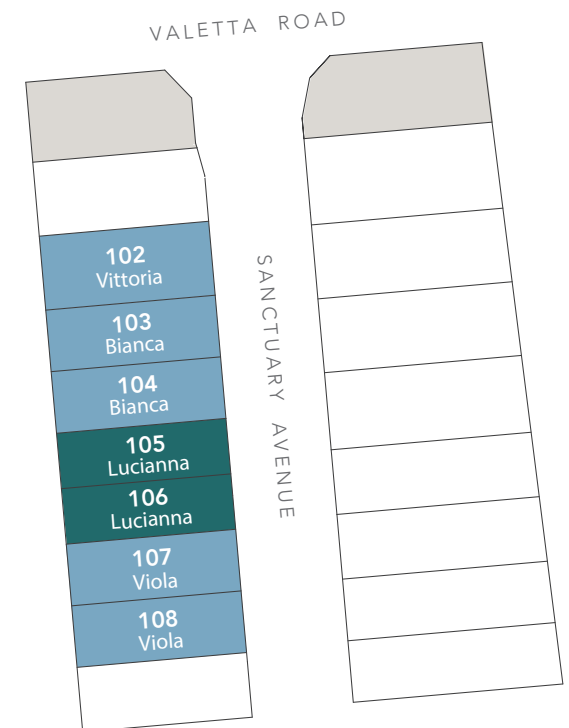
## Stylish, luxury homes within the exclusive Sanctuary Collection.

Luxury is at the heart of every home in St. James, with a selection of boutique designs tailored to diverse tastes.

Each home emphasises high-quality living and architectural excellence, offering a broad spectrum of beautifully crafted living spaces.

The Sanctuary Collection, designed to be sanctuaries of peace and tranquility, where the harmony of nature and architecture creates a haven from the bustle of everyday life.

- Quality built by Bradford Homes
- 3.5KW solar package
- 20mm engineered stone benchtops to kitchen, bathrooms and ensuite
- 900mm Smeg appliances including semi-Integrated dishwasher
- LED downlights throughout
- 2700mm ceiling heights ground and first floor
- 2400mm door heights throughout
- Timber laminate floor coverings throughout including stairs
- Carpet to bedrooms
- Landscaping, fencing, stormwater, RWT, exposed aggregate driveway and paths
- Choice of 3 internal colour schemes
- Daiken ducted reverse cycle air conditioning
- 3 coat paint system





# Lucianna

LOTS 105 & 106

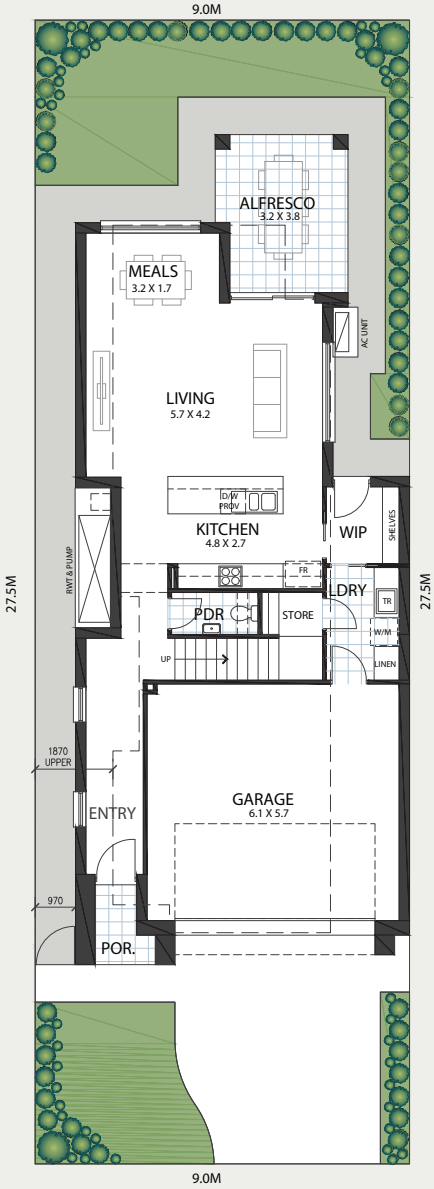
Bedrooms	Bathrooms	Living	Car
3	2.5	1	2

### RESIDENCE

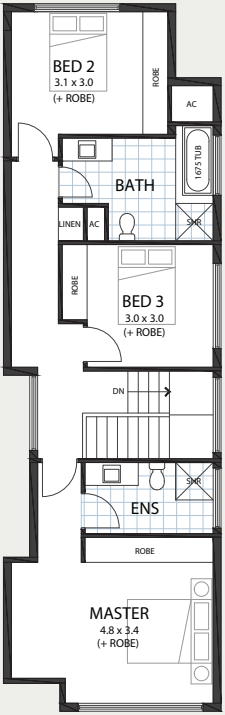
Ground Living	80.17m <sup>2</sup>
Upper Living	83.35m <sup>2</sup>
Garage	38.97m <sup>2</sup>
Porch	2.24m <sup>2</sup>
Alfresco	11.53m <sup>2</sup>
Total	216.26m <sup>2</sup>

### LAND

Width	9m
Depth	27.5m
Total	248m <sup>2</sup>



GROUND FLOOR



FIRST FLOOR

Experience the perfect fusion of style and functionality with The Lucianna, where every aspect of modern living is thoughtfully considered. With floor-to-ceiling windows, this home welcomes natural light and embraces contemporary elegance.

**Please note:** The floorplan shown above is for lot 106. The floorplan for lot 105 is reversed.





# ST.JAMES

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