



Viola

THE SANCTUARY COLLECTION







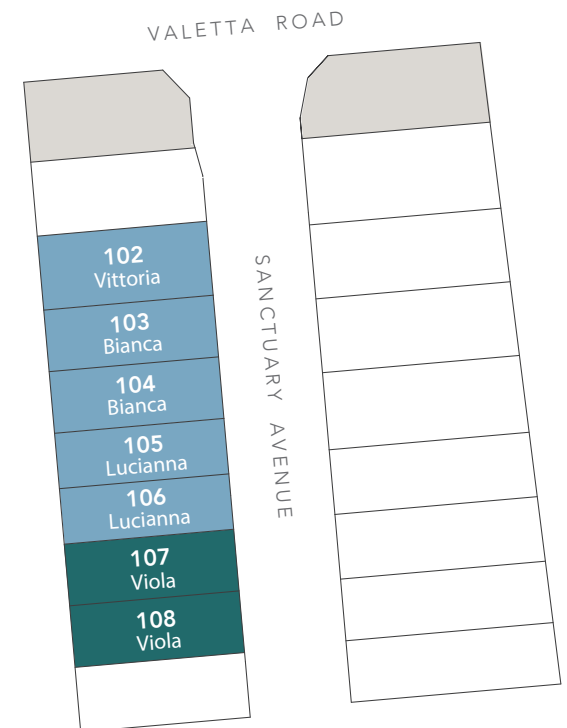
## Stylish, luxury homes within the exclusive Sanctuary Collection.

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





# Viola

## LOTS 107 & 108

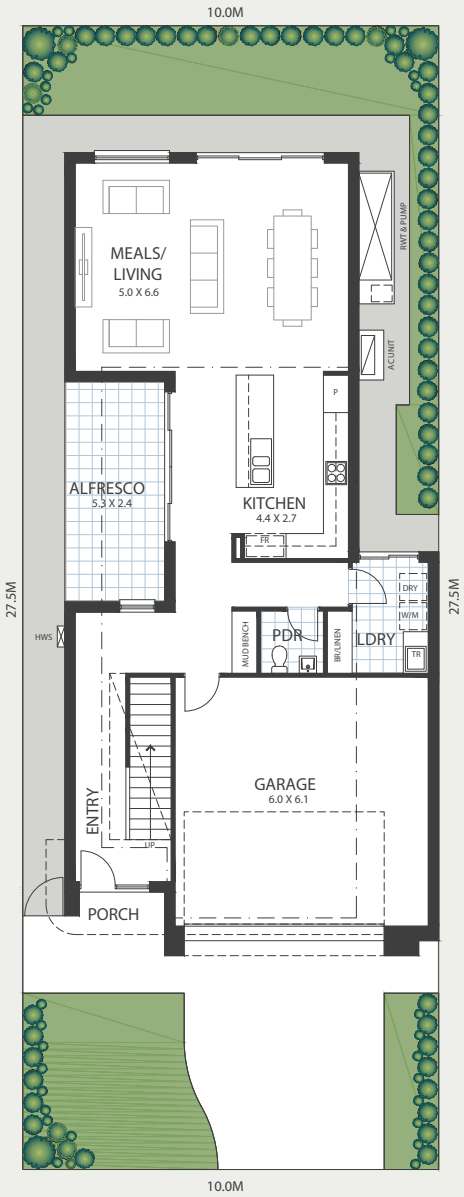
Bedrooms	Bathrooms	Living	Car
3	2.5	2	2

### RESIDENCE

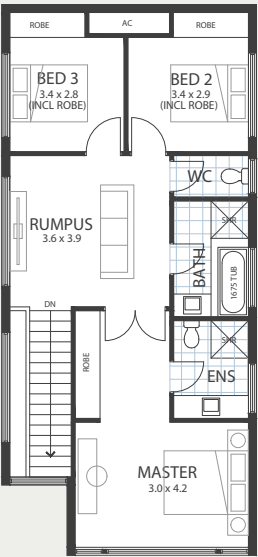
Ground Living	96.14m <sup>2</sup>
Upper Living	78.39m <sup>2</sup>
Garage	40.96m <sup>2</sup>
Porch	3.14m <sup>2</sup>
Alfresco	12.70m <sup>2</sup>
Total	231.33m <sup>2</sup>

### LAND

Width	10m
Depth	27.5m
Total	275m <sup>2</sup>



GROUND FLOOR



FIRST FLOOR

The hints of Art Deco, along with a beautifully curved canopy, add an elevated touch of sophistication to the Viola. The solid base and light-filled upper level with floor-to-ceiling glass offers a bright and airy living space with a harmonious atmosphere.

**Please note:** The floorplan shown above is for lot 108. The floorplan for lot 107 is reversed.





# ST.JAMES

For more information contact  
Kim Nguyen on 0411 190 906  
or visit [stjamesliving.com.au](http://stjamesliving.com.au)



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