

# Balmoral 60.

— 4 + 4 BED — 3 + 3 BATH — 1 + 1 CAR  
— 540.6m<sup>2</sup>



 WORTHINGTON  
HOMES

Verde Façade

**The Balmoral 60 captures urban living with a minimalist approach, emphasizing balance, privacy, and uniqueness.**

This duplex design presents a symmetrical, functional, and spacious layout, featuring two distinct residences with thoughtfully created indoor & outdoor spaces.



<b>Total area</b>	<b>540.6m<sup>2</sup></b>
House length	27.93m
House width	13.17m
Block width	15m

Living	5.00 x 4.20
Dining	5.00 x 3.41
Kitchen	4.20 x 3.91
Butlers	1.70 x 2.09
Sitting	3.09 x 2.99
Alfresco	5.09 x 3.00
Garage	3.18 x 5.52

Master bedroom	3.51 x 4.00
Bedroom 2	3.32 x 3.11
Bedroom 3	3.10 x 3.10
Bedroom 4	3.01 x 3.18
Rumpus	3.70 x 4.40
Balcony	3.10 x 1.71

#### UPGRADED ITEMS

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

- Full joinery fit-out in butler's pantry, alfresco, and laundry
- Batten screen feature



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