

Sierra 68.

— 4 + 4 BED — 3 + 3 BATH — 2 + 2 CAR
— 678.6m²



Montana Façade

Experience refined living with the Sierra Duplex, thoughtfully designed to combine style and comfort.

Blending refined design and functionality, this duplex features a curved fireplace, wine cellar, and seamless access to the outdoor kitchen, along with a versatile basement.



Total area	678.6m²
House length	22.90m
House width	13.50m
Block width	16m
Living & Dining	6.37 x 4.91
Kitchen	5.75 x 3.51
Lounge	4.48 x 4.00
Alfresco	6.63 x 3.40
Garage	6.33 x 5.75
Games room	5.24 x 4.21
Master bedroom	4.13 x 4.00
Bedroom 2	3.72 x 3.10
Bedroom 3	3.13 x 3.10
Bedroom 4	3.02 x 3.63
Balcony	3.96 x 1.00

UPGRADED ITEMS

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

- Laundry chute from the first floor walk-in linen
- Full joinery fit-out in butler's pantry, laundry, and alfresco



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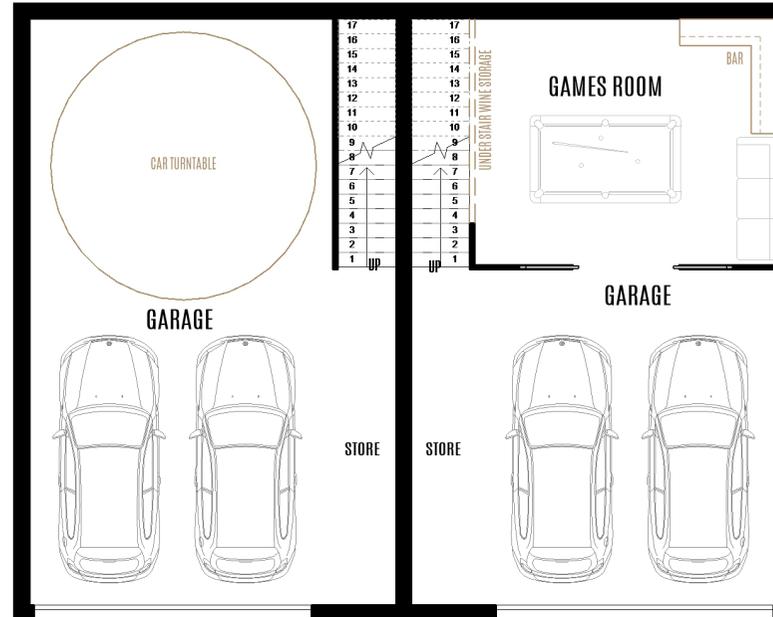
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All upgraded items are indicated in **gold**, featuring enhancements such as:

- Bar in the games room
- Under-stair wine storage
- Car turntable in the garage



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