



# Getting your home in the zone

**S**OMETIMES the problem with buying a house from a volume builder is that if you don't find one that ticks all the boxes, you have to make do with what it offers you.

That is certainly not the case with Hotondo Homes' newest display home in Epping North – the Balmain 210.

That's because Hotondo Homes is not a volume builder, rather a national network of local builders.

As a four-bedroom family house starting at \$160,000, the Balmain has a lot going for it. But one of the best things is the options available.

Not just cosmetic ones like door handles and benchtops, but real ones like walls and changing the use of rooms.

The house on display at Lyndarum Estate has integrated several of those options to show buyers what they can expect.

Like a walk-in pantry in the kitchen, or the alfresco area under-roof.

The Balmain provides a great option for growing families. At a smidge over 22 squares, it provides space for both casual family living and formal entertaining.

It has been cleverly designed to allow 'zones' throughout the house that are practical and presentable.

A formal lounge is positioned at the front of the house while an open-plan kitchen, meals and family area is at the rear. The kitchen is in the centre, incorporating clever use of space with a large pantry, open cooking area and

benchtop with views over both the family and meals space.

The main bedroom has a large walk-in wardrobe and generous ensuite, while three other double bedrooms with built-in robes are conveniently located near the main bathroom.

The double garage opens into the kitchen, meaning groceries can go straight into the pantry and not through the house.



## BALMAIN 210

**BUILDER** Hotondo Homes  
**PRICE** \$160,000  
**AS DISPLAYED** \$235,700  
**SIZE** 210sq m  
**FEATURES** 4 bedrooms, 2 living areas, double garage, alfresco dining, walk-in pantry  
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**ON DISPLAY** 5 Baltic Grove, Lyndarum Estate, Epping North