



GUILD TERRACES

## IRIS 2.0

For those wanting a second car space, the Iris 2.0 is for you. The three storey, three bedroom Iris 2.0 offers generous living spaces and unique breeze block feature panel.

Designed for those who love spacious living and overlooking the beautifully landscaped central reserve, the Iris 2.0 is also complimented by energy efficient appliances, quality floor coverings and adaptable entertainment areas.



3 BEDROOMS



2 CARPARK



2.5 BATHROOMS



# IRIS 2.0

## This generous three storey, three bedroom home features:

- Unique breeze block facades front and rear
- Separate dining
- Outdoor living
- Master bedroom with ensuite and built-in robe
- All 3 bedrooms on the same floor
- Quality kitchen with energy efficient Smeg appliances
- Stone benchtops
- Quality floor coverings
- Liveability and Green living features including targeted 5 star Green Star rating
- Solar panels
- Ducted Reverse Cycle Air Conditioning on first and second floors
- Generous 2 car tandem garage
- Automatic Panel Lift Garage Door
- No Strata Fees



GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

For more information, please contact  
Bowden Information & Sales Centre  
4 Third Street, Bowden  
1800 BOWDEN (1800 269 336)  
or 0411 205 779  
info@guildterraces.com.au

Internal Living	157m <sup>2</sup>
Garage	36m <sup>2</sup>
Balconies	26m <sup>2</sup>
Porch	3m <sup>2</sup>
<b>Total</b>	<b>222m<sup>2</sup></b>

Courtyard	14m <sup>2</sup>
Rear Yard	19m <sup>2</sup>
<b>Total</b>	<b>33m<sup>2</sup></b>
<b>Land Area</b>	<b>106m<sup>2</sup></b>

NOT TO SCALE

[guildterraces.com.au](http://guildterraces.com.au)

PROJECT TEAM

**CENTINA**

**Bowden**

RenewalSA

Government of South Australia

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