



# Alba 27

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**lumi**  
BY ARLI HOMES

From the moment you arrive, Alba feels calm and welcoming. A central living space brings everyday life together, while privately positioned bedrooms create a welcome sense of retreat. Thoughtful planning balances connection with privacy, allowing the home to adapt effortlessly from busy mornings to relaxed evenings. It's a home that's as enjoyable to come home to as it is to live in.

**Land Dimensions** 14 m x 30 m

## Home Dimensions

Total area 247.23 m<sup>2</sup>/26.61 sq  
Home width 12.45 m  
Home length 22.11 m

## Room Dimensions

|                |           |
|----------------|-----------|
| Living         | 4.9 x 4.2 |
| Dining         | 4.5 x 3.0 |
| Lounge         | 3.6 x 3.1 |
| Multi-purpose  | 3.6 x 2.8 |
| Alfresco       | 3.1 x 3.1 |
| Master bedroom | 4.5 x 3.8 |
| Bedroom 2      | 3.1 x 3.0 |
| Bedroom 3      | 3.7 x 3.0 |
| Bedroom 4      | 3.6 x 3.0 |
| Garage         | 6.0 x 5.5 |



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We've designed our facade options to sit well in Melbourne's newest suburbs while giving you some genuine choice about how your home looks. Whether you prefer clean, modern lines or something more traditional, each option works with the single-storey design and will fit right into your new neighbourhood.



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on [lumihomes.com.au](https://lumihomes.com.au)

Step inside and switch off from the day. We've planned interiors to be light, calm and comfortable, with storage where you need it and easy-care finishes that look great. In our colour studio, you'll choose the palette and finishes you love, with our designers on hand to guide you.

These images showcase upgraded interiors. The base price reflects our premium standard inclusions and does not include the upgrades shown.



Birch



Kauri



Maple



Aspen



Oak



Beech



Willow



Jarrah



Alder



Cypress



Elm



Marketing plans, photographs and 3D images are for illustrative purposes only and may show items not supplied by Lumi Homes, including landscaping, window furnishings, furniture, skylights, integrated appliances and in-built joinery. Some images also feature upgrades, which are not included in the base price. Facade images may depict the largest floorplan and can include optional upgrades. Always refer to your working drawings and specifications for final designs. For detailed design options, pricing and facade information, please contact Lumi Homes.

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