

# LOT 24

Stylishly compact to suit today's lot, the Bathla has a surprising abundance of space



5+2 3+1 2 2

**TOTAL LOT AREA**

**451 m<sup>2</sup>**

11.5 m x 39 m

**DS - DG LOT 24 WITH GRANNY FLAT**

**FLOOR PLANS (m<sup>2</sup>)**

Ground Floor ( Incl. Garage ,  
Alfresco & Porch)

240 m<sup>2</sup>  
**25.83 SQUARES**

First Floor (Incl. Balcony)

149 m<sup>2</sup>  
**16.03 SQUARES**

Open space (Incl. Back & Front)

211 m<sup>2</sup>

**TOTAL AREAS:**  
(Ground Floor + First Floor Area)  
(Squares and Sq.m.)

389 m<sup>2</sup>  
**41.87 SQUARES**



**GOWRIE STREET**  
**106-110 HAMBLEDON**  
**RD.**

**5+2 BEDROOM**  
**1 BALCONY**

Area quoted to be used as guide only. This plan is for illustration purposes only. All information contained is gathered from sources deemed to be reliable. We have no doubt it is accurate however we cannot guarantee it. Areas are subject to final survey. Layout may change due to final council approval. The marketing plan and strata plan area will vary because of the different methods of calculation adopted. The marketing plan area is based on the floor areas while the strata plan area is based on Strata Schemes (Freehold Development) Act 1973. Note: Store(S), Robe(R), Linen(L), Bath fixtures, Laundry fixtures & Kitchen joinery fixtures, form part of sales package. TV and other items such as credenza, sofa, study desk, TV units & beds are not included as part of sale. Windows and doors sizes are indicative and subject to change based on legislative approval. **NOTE: EXTRA CARPARK AND DRIVEWAY ARE SUBJECTIED TO CHANGE AS PER SITE CONDITIONS.ALSO STEPS MAY BE ADDED INSIDE OR OUTSIDE THE HOUSE AS PER SITE LEVELS.**