

# DUAL OCCUPANCY

 **3+2**  **2+1**  **1+1**

House Width 10.30 m

House Length 22.02 m

**DUALOC AREA 204.59 m<sup>2</sup>**

Site Frontage 13.00 m

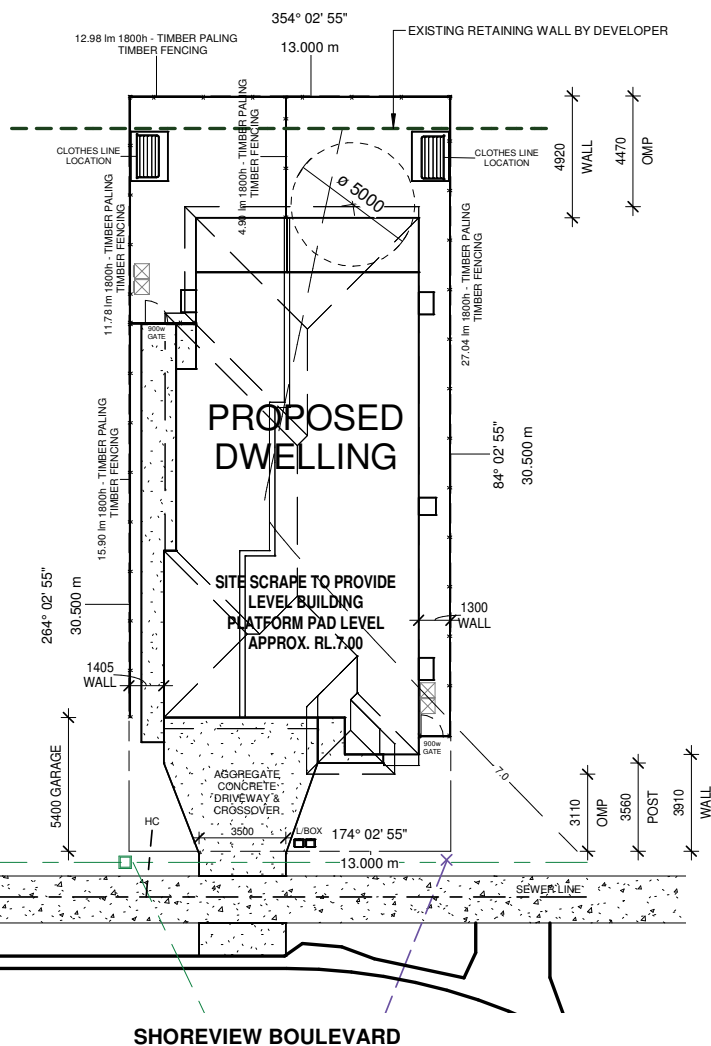
Site Depth 30.50 m

**SITE AREA** 397 m<sup>2</sup>



# GRIFFIN POCKET

LOT 106 SHOREVIEW BOULEVARD, GRIFFIN



## TURN KEY HOUSE & LAND PACKAGE INCLUSIONS

- ✓ Builders 6 year Structural Guarantee
- ✓ Site Works, Foundation & Retaining
- ✓ Alfresco Slab
- ✓ LED Light Fittings
- ✓ Stone Benchtops
- ✓ Stainless Steel Appliances
- ✓ Dishwasher
- ✓ High Quality Fittings
- ✓ All Floor Coverings
- ✓ Blinds to Windows
- ✓ Security Screens to Sliding Windows & Doors
- ✓ Fujitsu Air Conditioning (as specified)
- ✓ Ceiling Fans
- ✓ Low Maintenance Landscaping
- ✓ Exposed Aggregate Driveway
- ✓ Developer Approved Fencing
- ✓ Rendered Letterbox
- ✓ Clothesline
- ✓ TV Antenna
- ✓ Connections to services

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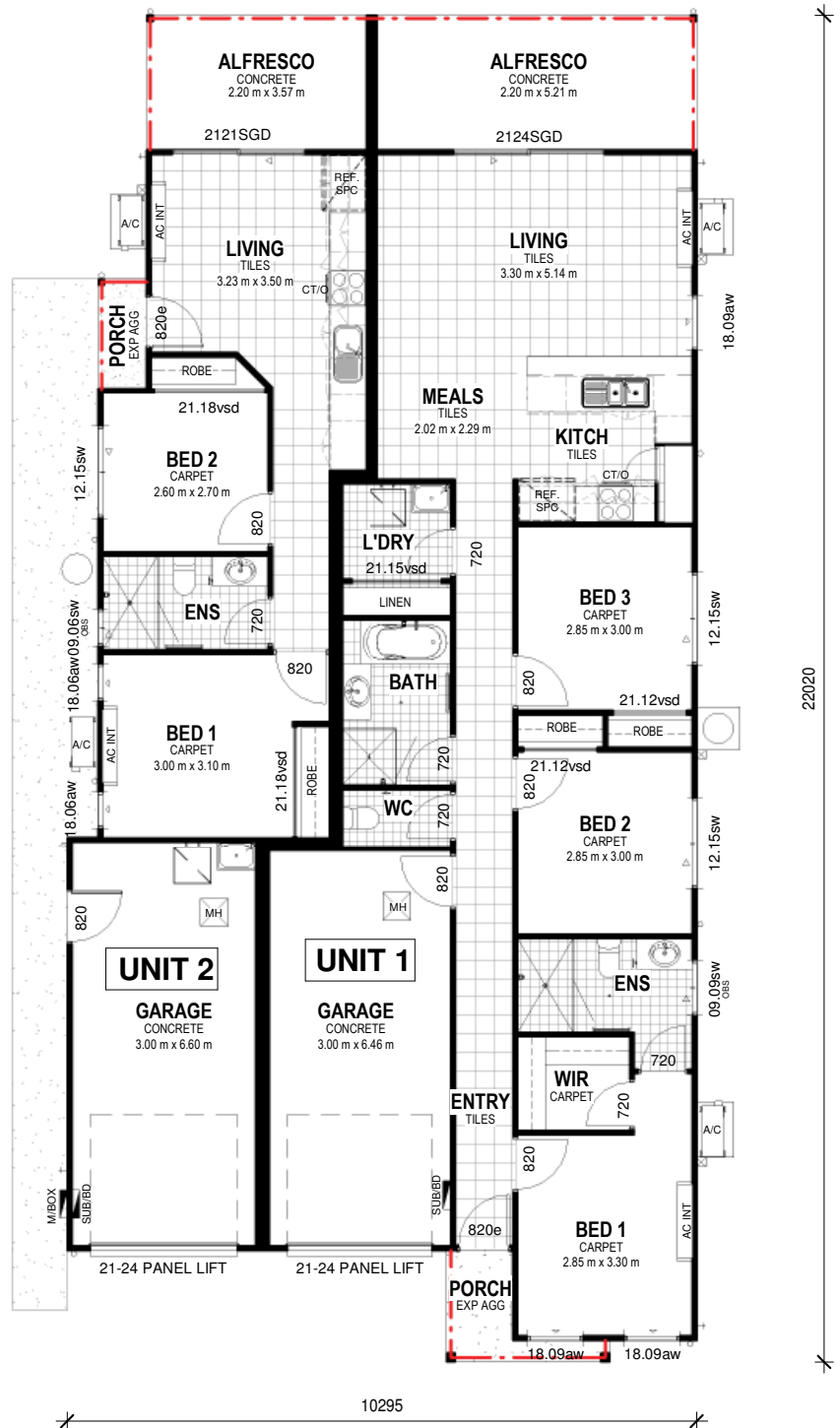
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 **3+2**  **2+1**  **1+1**

U1 Porch	2.54 m <sup>2</sup>
U1 Living	95.19 m <sup>2</sup>
U1 Garage	20.41 m <sup>2</sup>
U1 Alfresco	11.70 m <sup>2</sup>
U1 Total	129.84 m <sup>2</sup>

U2 Porch	1.44 m <sup>2</sup>
U2 Living	45.00 m <sup>2</sup>
U2 Garage	20.22 m <sup>2</sup>
U2 Alfresco	8.09 m <sup>2</sup>
U2 Total	74.75 m <sup>2</sup>

**TOTAL AREA 204.59 m<sup>2</sup>**



## FLOOR PLAN

NOT TO SCALE

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