

# **DUAL OCCUPANCY**

#### 3+2-2 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

## 354° 02' 55" EXISTING RETAINING WALL BY DEVELOPER 12.98 lm 1800h - TIMBER PALING TIMBER FENCING 13.000 m 15.90 Im 1800h - TIMBER PALING TIMBER FENCING PROPROSED 34° 02' 55' DWELLING SITE SCRAPE TO PROVIDE 30.500 m LEVEL BUILDING PLATFORM PAD LEVEL PPROX. RL.አ.( 1405\_ WALL 5400 GARAGE 174° 02' 55' -13 000 m-SEWER LINE **SHOREVIEW BOULEVARD**

# 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)
- ✓ Ceilina Fans
- Low Maintenance Landscaping
- Exposed Aggregate Driveway
- Developer Approved Fencing
- ✓ Rendered Letterbox
- ✓ Clothesline
- ✓ TV Antenna
- Connections to services

PHONE 07 3205 3325 • EMAIL info@sunvistahomes.com.au • www.sunvistahomes.com.au



# DUAL OCCUPANCY

### 3+2 2+1 7 1+1

U1 Porch	$2.54 \text{ m}^2$
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

PHONE 07 3205 3325 • EMAIL info@sunvistahomes.com.au • www.sunvistahomes.com.au