





FIRST FLOOR PLAN



**11.75m**  
OVERALL WIDTH

**19.69m**  
OVERALL LENGTH

**13.55m**  
MIN LOT WIDTH<sup>A</sup>

**26.69m**  
MIN LOT LENGTH<sup>A</sup>

Ground Floor	140.44 sqm	15.12 sq
First Floor	149.38 sqm	16.08 sq
Garage	38.96 sqm	4.19 sq
Porch	4.52 sqm	0.49 sq
Outdoor Living	9.72 sqm	1.05 sq
<b>Total</b>	<b>343.02 sqm</b>	<b>36.92 sq</b>

<sup>A</sup>Subject to fall on land, orientation, developers and council guidelines. Δ 4m front setback subject to guidelines & setback to rear to achieve max. 60% site coverage. \*Copyright conditions. All photos and illustrations are representative only. Floor plans and specifications may be varied by Hallbury Homes without notice, the dimensions are diagrammatic only and a Building Contract with final drawings will display correct dimensions and detail. All designs are the property of Hallbury Homes and must not be used, reproduced, copied or varied, wholly or in part without written permission from an authorised Hallbury Homes representative. Copyright Hallbuild Pty Ltd. ABN 96 155 388 604. Builders Registration Number CDB-U 48690.