



FIRST FLOOR PLAN



12.00m
OVERALL WIDTH

20.92m
OVERALL LENGTH

13.80m
MIN LOT WIDTH[^]

27.20m
MIN LOT LENGTH[^]

Ground Floor	152.61 sqm	16.42 sq
First Floor	165.71 sqm	17.83 sq
Garage	36.63 sqm	3.94 sq
Porch	7.89 sqm	0.84 sq
Outdoor Living	13.25 sqm	1.42 sq
Total	376.09 sqm	40.45 sq

[^]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.