

# 79 - 83 HAMBLEDON ROAD

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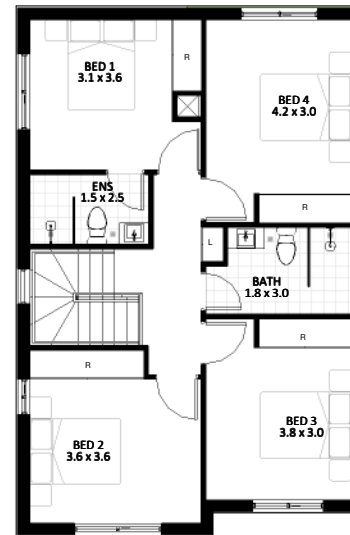
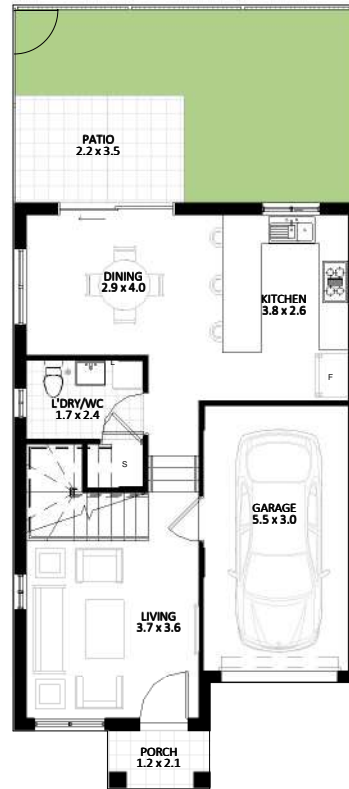
- 4 Bedroom
- 2 Car Space
- 2 Bath



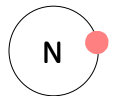
ARTISTS IMPRESSION

KEY FEATURES

1. ULTRA MODERN KITCHEN & BATH
2. LINEN CUPBOARD
3. ENERGY - EFFICIENT APPLIANCES
4. INNOVATIVE DESIGN



- 3 BEDROOM
- 4 BEDROOM
- 5 BEDROOM



Icon	Count	Area (m²)
	4	85m <sup>2</sup>
	2	77m <sup>2</sup>
	1	21m <sup>2</sup>
	1	13m <sup>2</sup>
<b>GROUND FLOOR</b> <small>(INC. PORCH, PATIO &amp; GARAGE)</small>		85m <sup>2</sup>
<b>FIRST FLOOR</b> <small>(INC. BALCONY)</small>		77m <sup>2</sup>
<b>BACKYARD</b> <small>(EXC. PATIO)</small>		21m <sup>2</sup>
<b>CAR SPACE</b>		13m <sup>2</sup>
<b>TOTAL</b>		196m <sup>2</sup>

STRATA TITLE



SITE PLAN



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 gross 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.