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 area is based on the 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 part of sale. Windows and doors sizes are indicative and subject to change based on legislative approval.

# 

ESPERANCE STREET							ESPERANCE STREET						//22764//						
17902//	12500	12500	12500	12508	12500	12500	12500	12500	12500	12508	12500	12500	12500	12500	12500	6373 6129	12585	8407 4427 163	LOT 26 360.0 m <sup>3</sup> NEW 4
14.9 m² NEW 40	136 107 44	Se LOT 43	8 LOT 42	24020 14 TOJ 20	00 LOT 40 00072	R LOT 39	82 LOT 38	20 LOT 37	07 LOT 36	07 LOT 35	80 LOT 34	COT 33	02 LOT 32	80 LOT 31	ST LOT 30	02 LOT 29	65 LOT 28 5	LOT 27 10 107 27 10 107 27 107 27	25578 LOT 25
314.9 m² NEW 40 24976 LOT 02 NEW 38 324.1 m² 26874 13156 13717	300.2 m <sup>2</sup> NEW 4	300.2 m <sup>2</sup> NEW 6	300.2 m² NEW 8	300.2 m² NEW 10	300.0 m² NEW 12	300.2 m² NEW 14	300.2 m <sup>2</sup> NEW 16	300.2 m² NEW 18	300.2 m² NEW 20	300.2 m <sup>2</sup>	300.2 m <sup>2</sup> NEW 24	300.2 m² NEW 26	300.2 m² NEW 28	300.2 m² NEW 30	300.2 m <sup>2</sup> NEW 32	300.6 m² NEW 34	///////////////////////////////////////	NEW 38	308.0 m² NEW 3 23754
26874	12500	12500	12500	12500	12500	12500	12500	12500	12500	12500	12500	12500	12500	12500	12500	12500	12500	12500	LOT 24
13156 13717	LOT 05 02097 300.2 m <sup>2</sup>	LOT 06 300.2 m <sup>2</sup>	LOT 07	LOT 08	LOT 09 0707 300.5 m <sup>2</sup> 27	LOT 10	LOT 11	LOT 12	LOT 13	LOT 14	LOT 15	LOT 16	LOT 17	LOT 18	LOT 19	LOT 20	LOT 21	LOT 22 12952 319.0 m <sup>2</sup> 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 129000 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12000 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12900 12000 12000 12000 12000 12000 12000 12000 12000 12000 12000 12000 12000 12000 12000 12000 12000 12000 12000 12000 12000 12000 12000 12000 12000 12000 12000 120000 10000 10000 10000 10000 10000 10000 10000 100000 100	300.0 m² NEW 37 21833 LOT 23
NEW 1 NEW 3	NEW 5	NEW 7	NEW 9	NEW 11	NEW 13	NEW 15	NEW 17	NEW 19	NEW 21	NEW 23	NEW 25	NEW 27	NEW 29	NEW 31	NEW 33	NEW 35	NEW 37	NEW 39	300.0 m² NEW 35
11476 13717	12500	12500	12500	12500	12500	12500	12500	12500	12500	12500	12500	12500	12500	12500	12500	12500	12500	12500	14632

Ц S	12493 13605 LOT 45 Solo m <sup>2</sup> Solo m <sup>2</sup>	12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12589 12	\\\\${\`\\\\$\$\`\\\\\$\$\`\\\	///XX/////XX////XX////	//XXX/////XXX////XXX//////////////////	12 300.0 m <sup>2</sup> 300.0 m <sup>2</sup> IS NEW 21 NEW 23	NEW 25 NEW 27 NEW 29	13134   14101     1000   1000   1000     1000   1000   1000     1000   1000   1000     1000   1000   1000     1000   1000   1000     1000   10000   1000     1000   1000   1000     1000   1000   1000     1000   1000   1000     1000   1000   1000     1000   1000   1000     1000   1000   1000     1000   1000   1000     1000   1000   1000     1000   1000   1000     1000   1000   1000     1000   1000   1000     1000   1000   1000     1000   1000   1000     1000   1000   1000     1000   1000   1000     1000   1000   1000     1000   1000   1000     1000   1000   1000     10000   1000   1000 </th
	10840 13605	12589 12589	12589 12589	12589 12589	12589 12589	12589 8114 <sup>101</sup> C	<b>10690</b> 15063 10701	

## SITE PLAN

# 



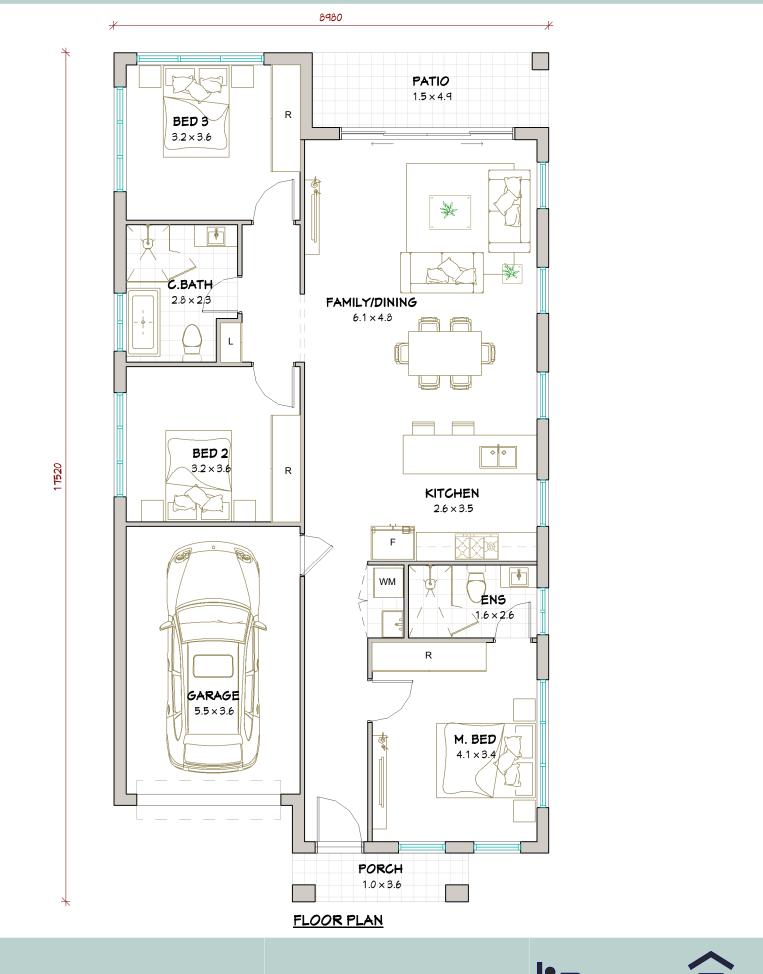


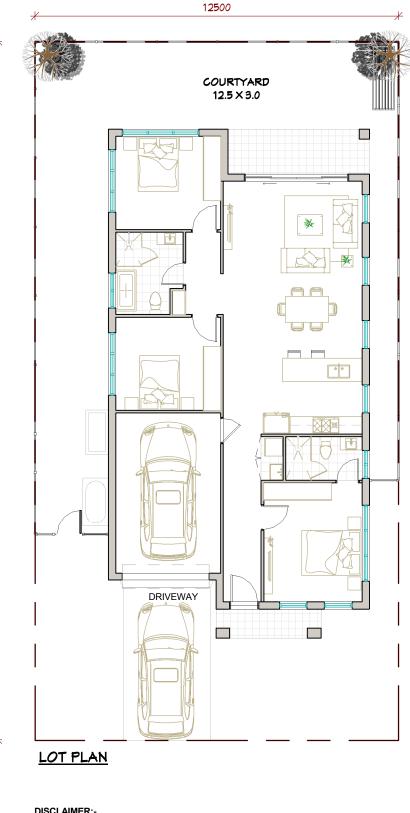
THE BATHLA GROUP HAS A SURPRISING ABUNDANCE OF SPACE FOR YOU TO SUIT TODAY'S SYLISH AND COMPACT LOTS.

**CONCEPTUAL ELEVATION** 

LOT 6 7 RUBICON STREET SCHOFIELDS

DISCLAIMER: THE ELEVATION SHOWN ON THIS DOCUMENT IS AN ARTISTS' IMPRESSION AND IS INIDICATIVE ONLY FOR THE PURPOSE OF CONSULTATION. IMAGES MAY DEPICT FEATURES NOT PROVIDED BY THE SELLER INCLUDING LANDSCAPING, WINDOW FURNISHING AND FINISHES, CLADDING, DECORATIVE LIGHTING, DECOR AND FURNITURE.





DISCLAIMER:-THIS DOCUMENT IS ONLY FOR ILLUSTRATIVE PURPOSE.ALL THE DIMENSIONS ARE APPROXIMATE AND IS SUBJECT TO CHANGE AS PER SITE CONDITIONS.ALSO IT DOES NOT CONSTITUTE PART OF ANY LEGAL DOCUMENTS. FURNITURE AND OTHER ELEMENTS SHOWN ARE ONLY FOR PRESENTATION PURPOSES.DRIVEWAY IS SUBJECT TO CHANGE AS PER ONSITE SERVICES AND LEVELS.STEPS MAY BE ADDED IF ANY LEVEL ISSUES ON SITE.aREAS ARE INDICATIVE AND APPROXIMATE.

TOTAL LAND AREA - 300 m<sup>2</sup> (12.5MT X 24.0 MT ) Ground Floor (Incl. Garage , Porch & Patio ) 2 1 3 Open space SINGLE STOREY SINGLE (Incl. Back & Front Courtyard)

24020

<sup>The</sup>Bathla Group BUILDING DREAMS TOGETHER

**LOT 06 7 RUBICON STREET SCHOFIELDS** 



www.bathla.com.au Area quoted to be used as guide only. This plan is for illustration purposes only. All inform

wever we cannot guarantee it. Areas are subject to final survey. Layout may change due to final council approval. The marketing plan area will vary because of the different methods of calculation adopted. The marketing plan area is based on the fioor areas while the strata plan area is based on Strata Schemes (Freehold 12/11/2019 4:43:26 PM Development) Act 1973. Note: Store(S), Robe(R), Linen(L), Bath fixtures, Laundry 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



