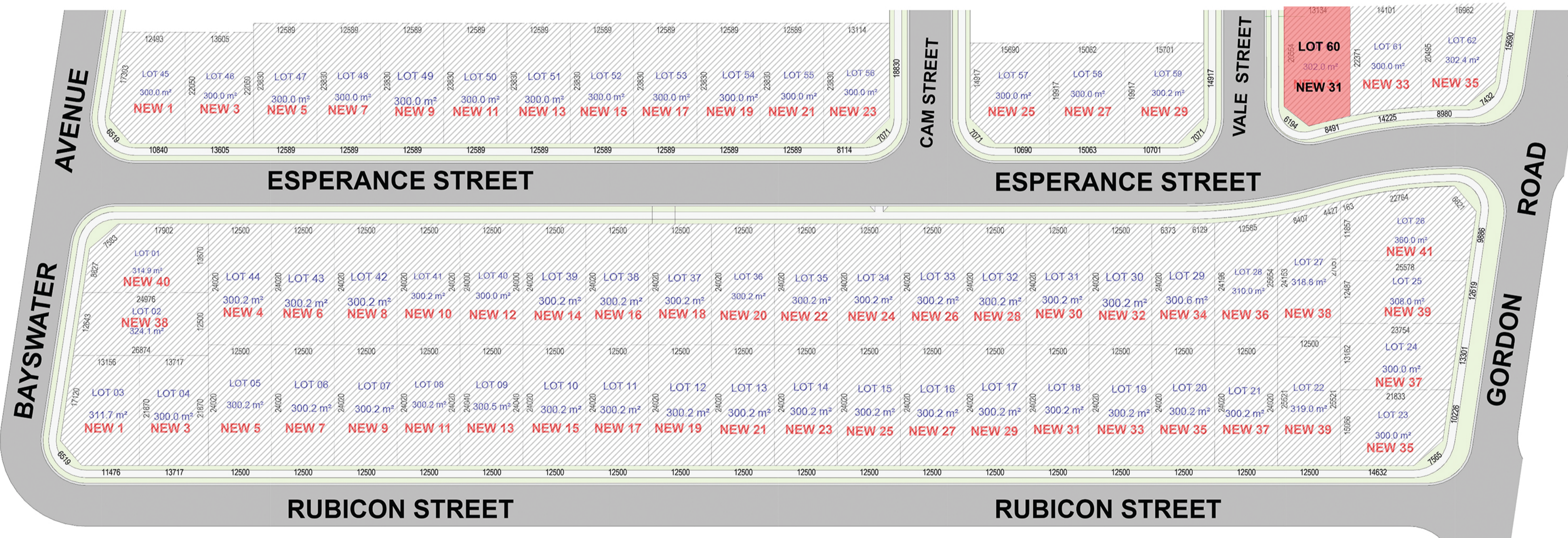


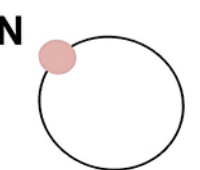
SITE PLAN

45,51 & 57 GORDON RD.
SCHOFIELDS

SITE PLAN
STAGE 1



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 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 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.





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

CONCEPTUAL ELEVATION

**LOT 60
31 ESPERANCE STREET
SCHOFIELDS**

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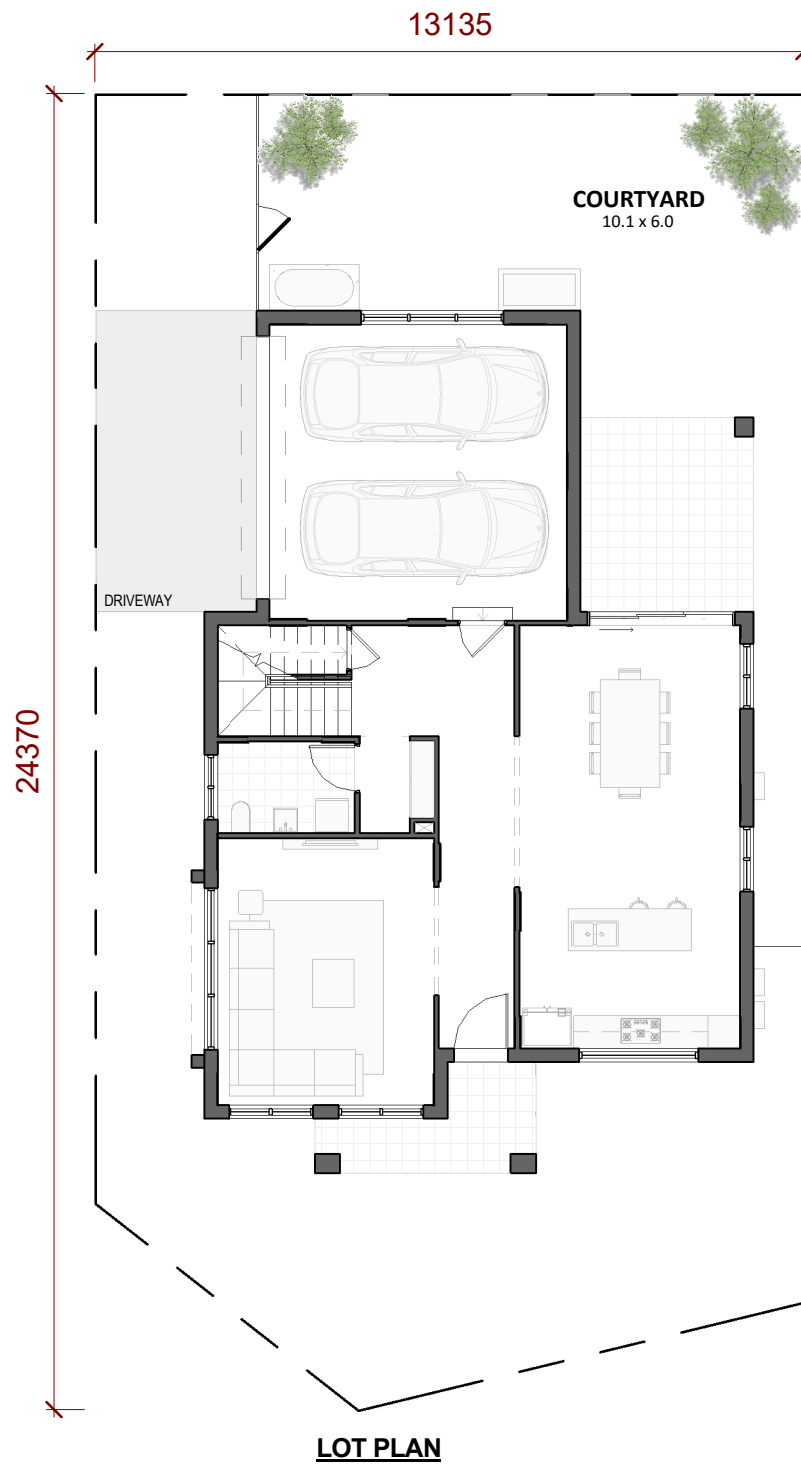
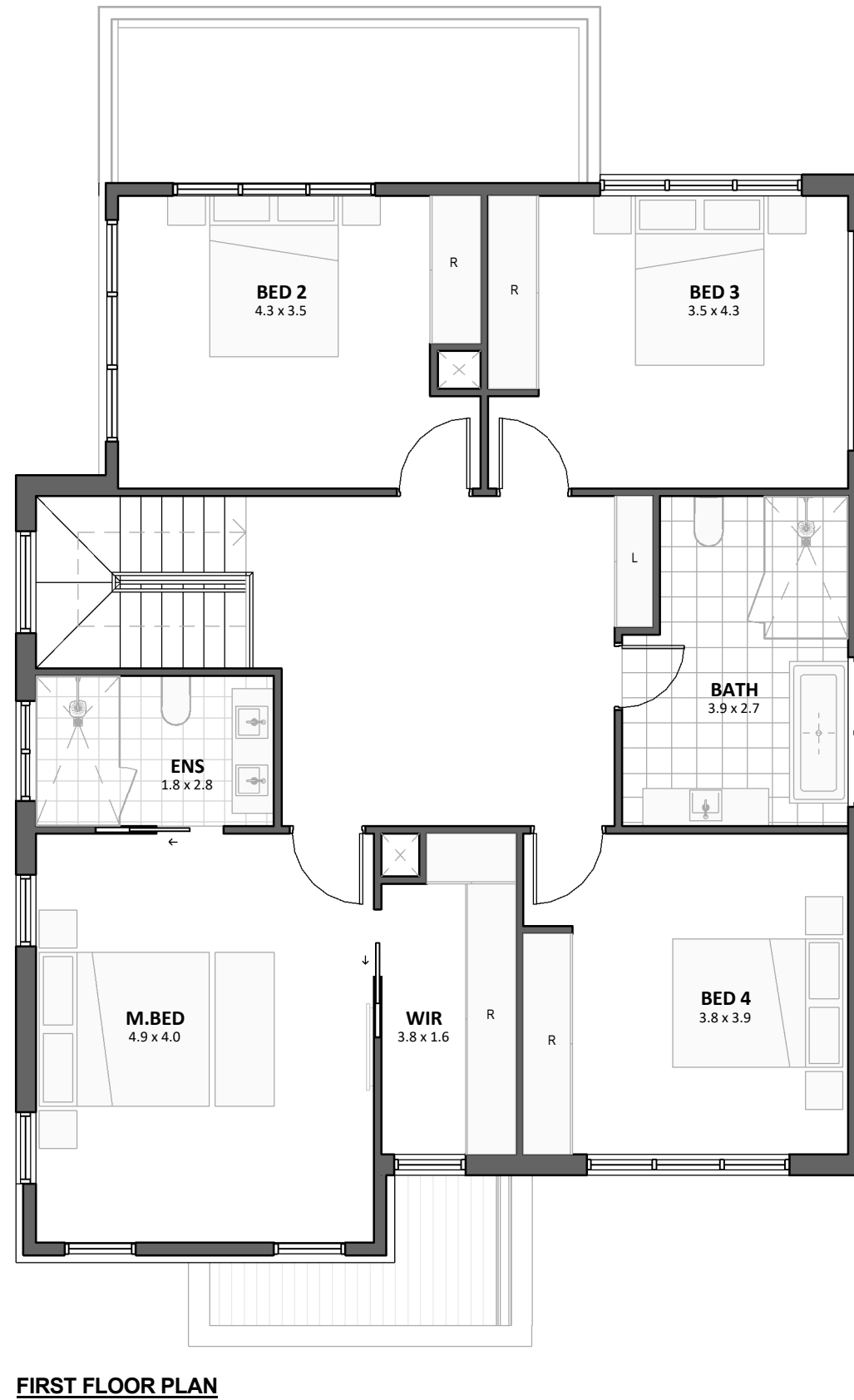
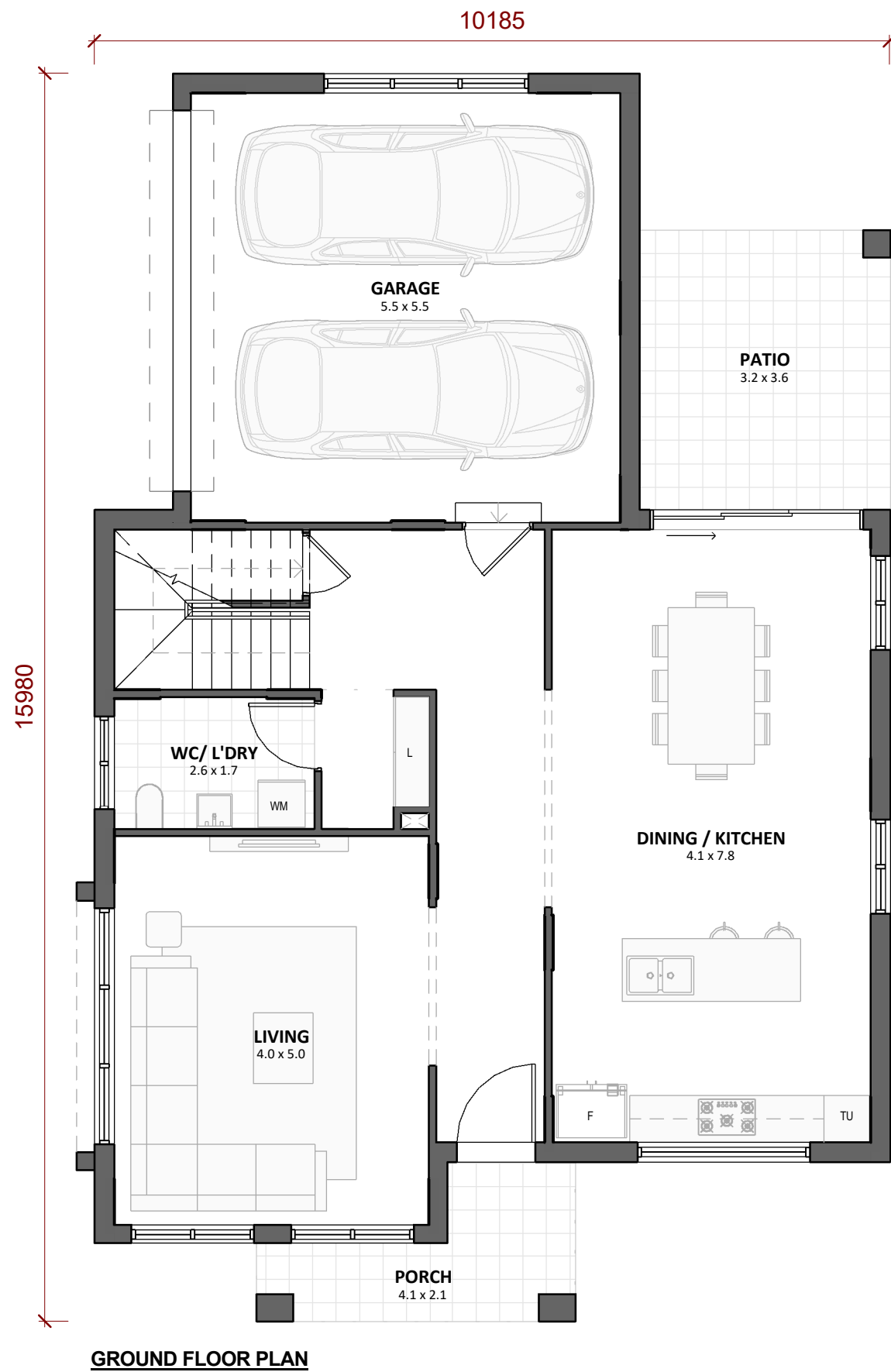


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CONCEPTUAL ELEVATION

LOT 60
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DISCLAIMER:- THIS PLAN IS ONLY FOR ILLUSTRATIVE PURPOSE AND FOR MARKETING PURPOSE AREAS ARE INDICATIVE AND SUBJECT TO FURTHER CHANGE AS PER UNITS. Driveway MAY CHANGE/FLIP AS PER UNIT SELECTED. Private OPEN SPACE AREA WILL DIFFER UNIT TO UNIT. AREA CALCULATION IS BASED ON APPROVED GROSS FLOOR AREA. FINAL STRATA AREA MAY DIFFER. Final Strata Area may differ. EXTRA CAR SPACE IS SUBJECT TO CHANGE AS ALLOTTED TO DIFFERENT UNITS. ELEVATIONS ARE CONCEPTUAL AD IS SUBJECT TO CHANGE AREAS QUOTED IS ONLY FOR GUIDANCE PURPOSE. WINDOWS AND DOOR SIZES ARE INDICATIVE ONLY.



LOT 60
31 ESPERANCE STREET,
SCHOFIELDS

DOUBLE STOREY DOUBLE GARAGE

TOTAL LAND AREA - 300 m² (13.1MT X 24.37MT)

Ground Floor (Incl. Garage ,Porch & PATIO)	140 m ²	15.1 Squares
First Floor (Incl. Balcony only if shown in plan)	121 m ²	13.0 Squares
Open space (Incl. Back & Front Courtyard)	160 m ²	
TOTAL AREAS:- (GROUND FLOOR + FIRST FLOOR AREA) (SQUARES AND m ²)	261 m ²	28.1 Squares