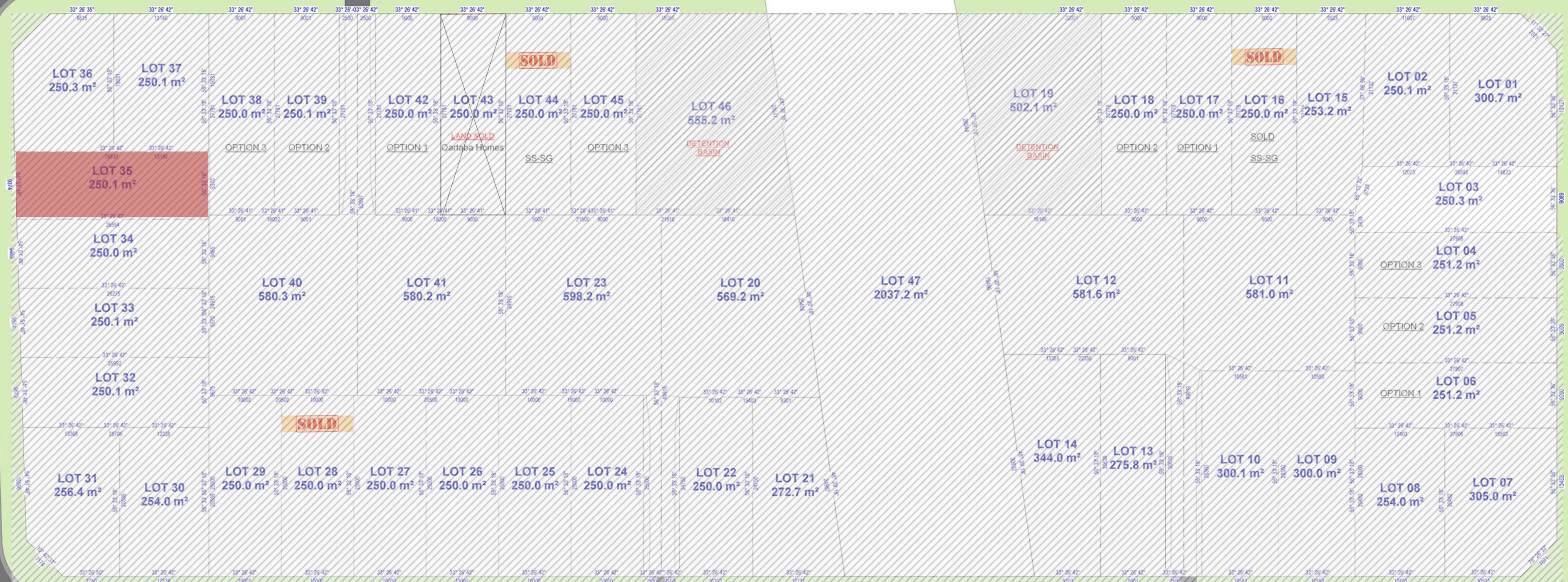


RIVERBRAE AVENUE

PARSEA AVENUE

PARSEA AVENUE

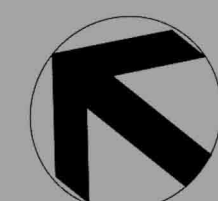


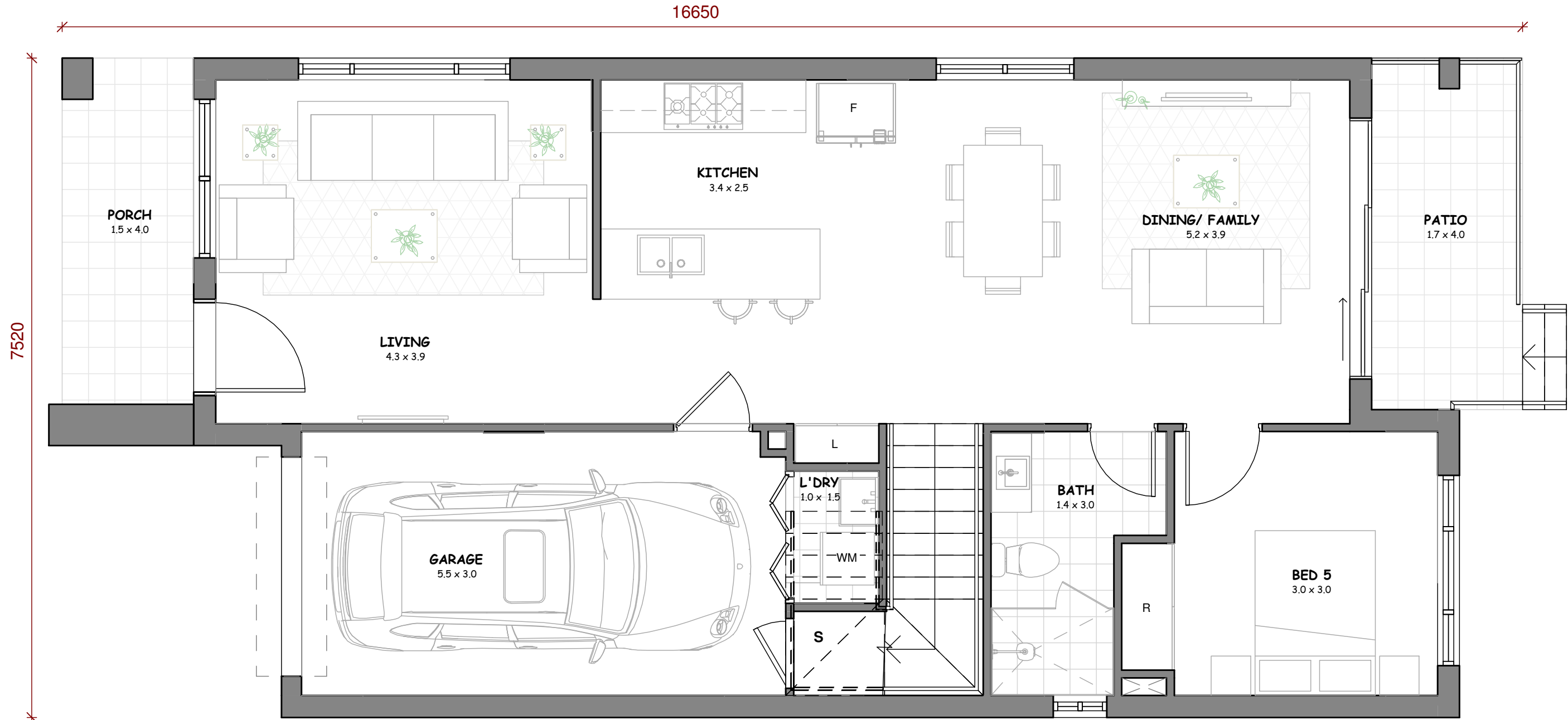
CRANBOURNE STREET

KARACHI STREET

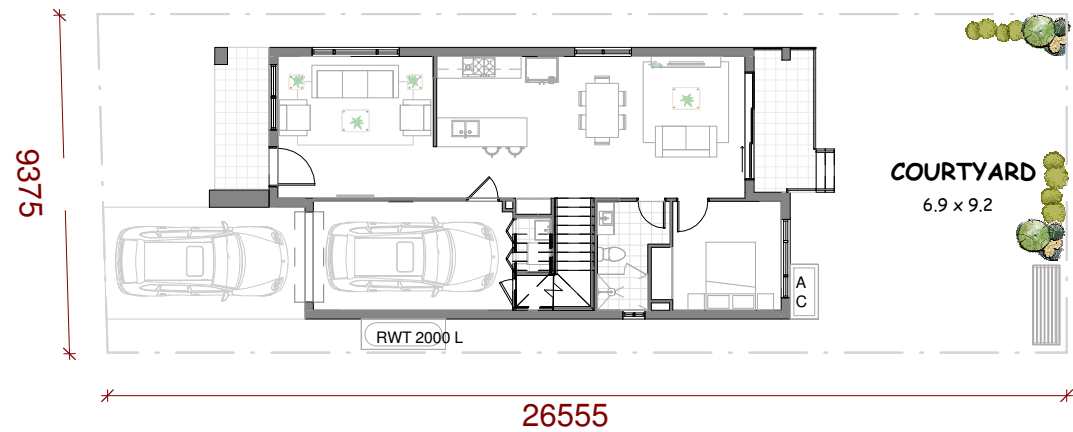
SITE PLAN

97 CRANBOURNE STREET - RIVERSTONE





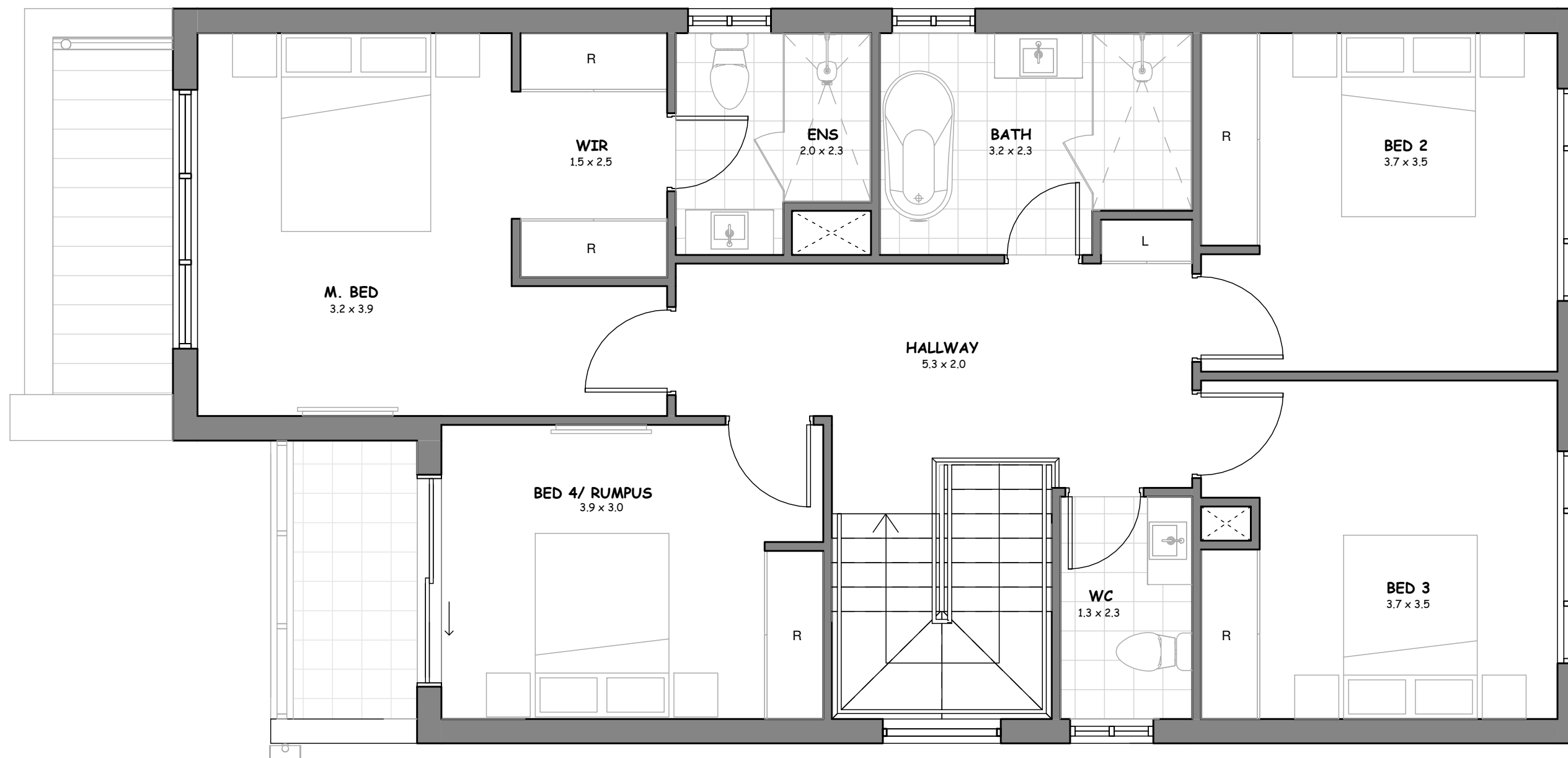
GROUND FLOOR PLAN



LOT PLAN

DISCLAIMER:-
THIS PLAN IS ONLY FOR ILLUSTRATIVE PURPOSE AND FOR MARKETING PURPOSE. AREAS ARE INDICATIVE AND SUBJECT TO FURTHER CHANGE AS PER UNITS. **DRIVEWAYS** MAY CHANGE/FLIP AS PER UNIT SELECTED. PRIVATE OPEN SPACE AREA WILL DIFFER UNIT TO UNIT. ROOM SIZE IS INCLUDING ROBES. EXTRA CAR SPACE IS SUBJECT TO CHANGE AS ALLOTTED TO DIFFERENT LOTS. WINDOWS AND DOOR SIZES ARE INDICATIVE ONLY. EASEMENT CAN AFFECT THE FRONT SET BACK OF THE HOUSE. **RETAINING WALLS MAY BE ADDED AS PER SITE LEVELS DURING CONSTRUCTION STAGE.**

<div><div><div>The Bathla Group</div><div>BUILDING DREAMS TOGETHER</div></div><div><div>Contact Us :-</div><div>1300 341 760</div><div>info@bathla.com.au</div><div>137 Gilba Road Girraween NSW 2145</div></div><div>LOT 35</div></div>	<div>LOT 35</div> <div>47 RIVERBRAE AVENUE</div> <div>RIVERSTONE</div>	<div><div><div>5</div></div><div><div>3</div></div><div><div>1</div></div><div><div>1</div></div></div> <div>DOUBLE STOREY SINGLE GARAGE</div>	TOTAL LAND AREA - 250 m ² (9.3 MT X 26.6 MT)			LOT NORTH	
			Ground Floor (Incl. Garage,Porch and Patio)		115 m ²	12.4 Squares	<div></div> <div>LOT 35</div> <div>10/07/2020 2:31:02 PM</div>
			First Floor (Incl. Balcony if shown in the plan)		101 m ²	10.9 Squares	
			Open space (Incl. Back & Front Courtyard)		135 m ²		
			TOTAL AREA:- (GROUND FLOOR + FIRST FLOOR AREA) (SQUARES AND m ²)		216 m ²	23.3 Squares	



FIRST FLOOR PLAN

LOT 35 - FIRST FLOOR

DISCLAIMER:-

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LOT 35

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DISCLAIMER:- Facade Images are for illustrative purposes only. All other features demonstrated in photographs and renderings are optional upgrades to the standard façade and are outside the Bathla group's standard inclusion. External finishes may have colour variations. Internal fixtures, furniture, or any decorative elements shown on the image are not included. Illustrative image shown is not to scale and may differ from the Original plan. Retaining walls as per site levels can be added while construction.

CONCEPTUAL ELEVATION

**LOT 35
47 RIVERBRAE AVENUE
RIVERSTONE**