PARSEA AVENUE PARSEA AVENUE LOT 37 LOT 36 250.1 m² 250.3 m² LOT 38 / LOT 39 LOT 42 LOT 43 LOT 44 LOT 45 250.0 m² 250.0 m³ 250.0 m² 253.2 m² 250.0 m² 250.1 m² \$ 250.0 m² \$ 250.0 m² \$ 250.0 m² \$ 250.0 m² \$ LOT 35 250.1 m² LOT 03 250.3 m² LOT 34 LOT 04 250.0 m² OPTION 3 251.2 m2 LOT 12 LOT 11 LOT 47 LOT 40 LOT 41 LOT 23 LOT 20 580.3 m² 580.2 m² 569.2 m² LOT 33 LOT 05 250.1 m² LOT 32 LOT 06 OPTION 1 251.2 m2 LOT 13 2 275,8 m² 344,0 m² LOT 10/ LOT 09 \$ 300.1 m² \$ 300.0 m² /LOT/29/_//LOT/28/_//LOT/27/_//LOT/26/_//LOT/25/_/ LOT 31 LOT 21 /250.0 m² ½ / 250.0 m² ½ / 250,0 m² ½ / 250.0 m² ½ / 250.0 m² ½ / 250.0 m² ½ / 250.0 m² ½ LOT 07 LOT 08 305,0 m² \$ 254.0 m² 254.0 m²

KARACHI STREET



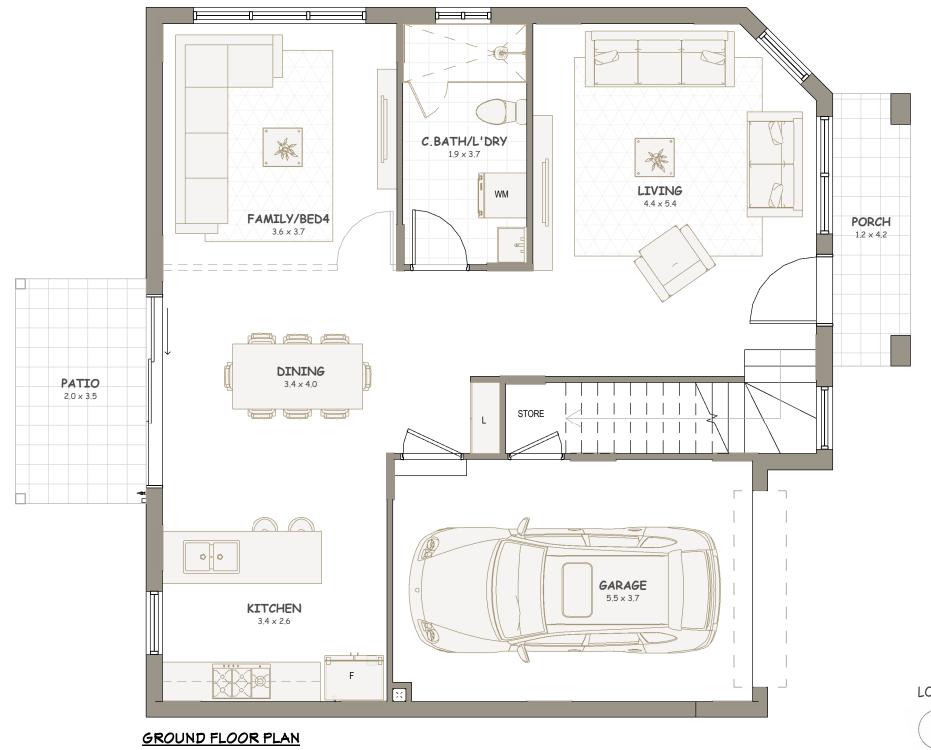


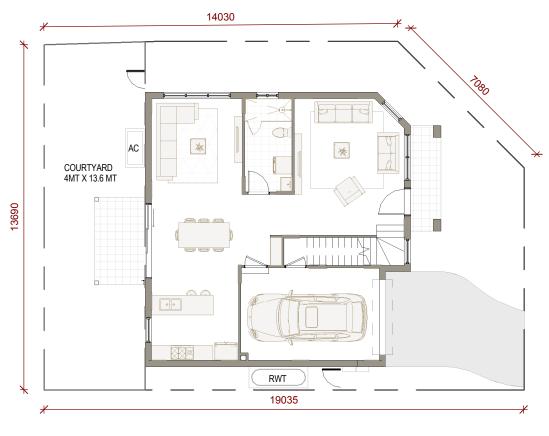


DISCLAIMER:- Facade Images are for illustrative purposes only. All other features demonstrated in photographs and renderings are optional upgrades to the standard façade and are outside the Bathla group's standard inclusion. External finishes may have colour variations. Internal fixtures, furniture, 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 36 20 PERSEA AVENUE RIVERSTONE





LOT PLAN

LOT NORTH



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 ISZE IS INCLUDING ROBES.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 ALLOTED 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.EASMENT CAN AFFECT THE FRONT SET BACK OF THE HOUSE. RETAINING WALLS MAY BE ADDED AS PER SITE LEVELS DURING CONSTRUCTION STAGE.

BUILDING DREAMS TOGETHER

10895

LOT 36 20 PERSEA AVENUE RIVERSTONE



TOTAL LAND AREA - 250 m ²	(19 MT X 1	13.6 MT)			
Ground Floor (Incl. Garage,Porch and Patio)	122	m²	13.1	Squares	
First Floor (Incl. Balcony) Open space	87	m²	9.4	Squares	
(Incl. Back & Front Courtyard)	128	m²			
TOTAL AREAS:- (GROUND FLOOR + FIRST FLOOR AREA) (SQUARES AND m²)	209	m²	22.5	Squares	

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Area quoted to be used as guide only. This plan is for illustration purposes only. All information contained is gathe red 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 is based on the floor areas while the strata plan area is based on Strata Schemes (Freehold 22/05/2020 4:41;34 PM 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.



FIRST FLOOR PLAN