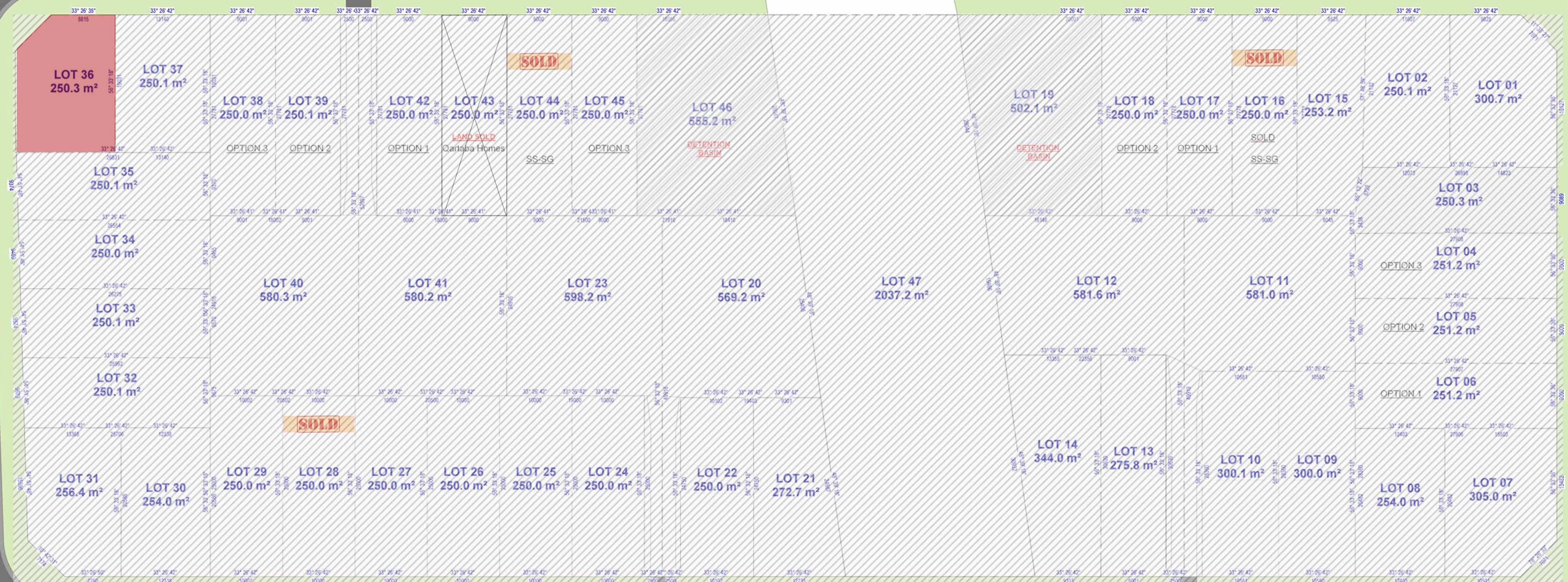


RIVERBRAE AVENUE

PARSEA AVENUE

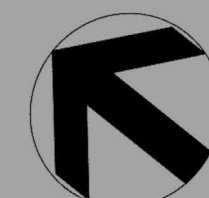


KARACHI STREET

CRANBOURNE STREET

SITE PLAN

97 CRANBOURNE STREET - RIVERSTONE





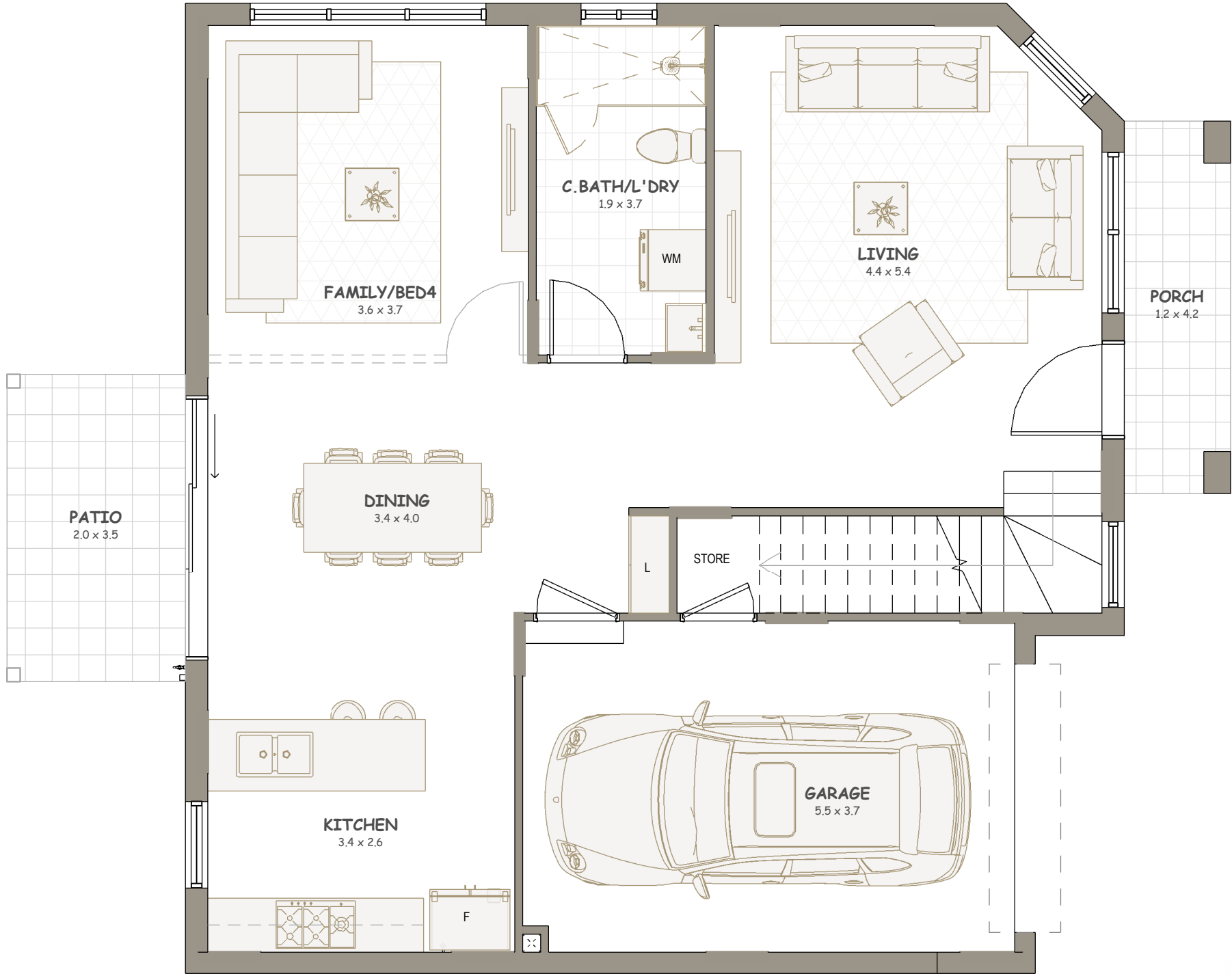
DISCLAIMER:- Facade Images are for illustrative purposes only. All other features demonstrated in photographs and renderings are optional upgrades to the standard façade and are outside the Bathla group's standard inclusion. External finishes may have colour variations. Internal fixtures, furniture,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

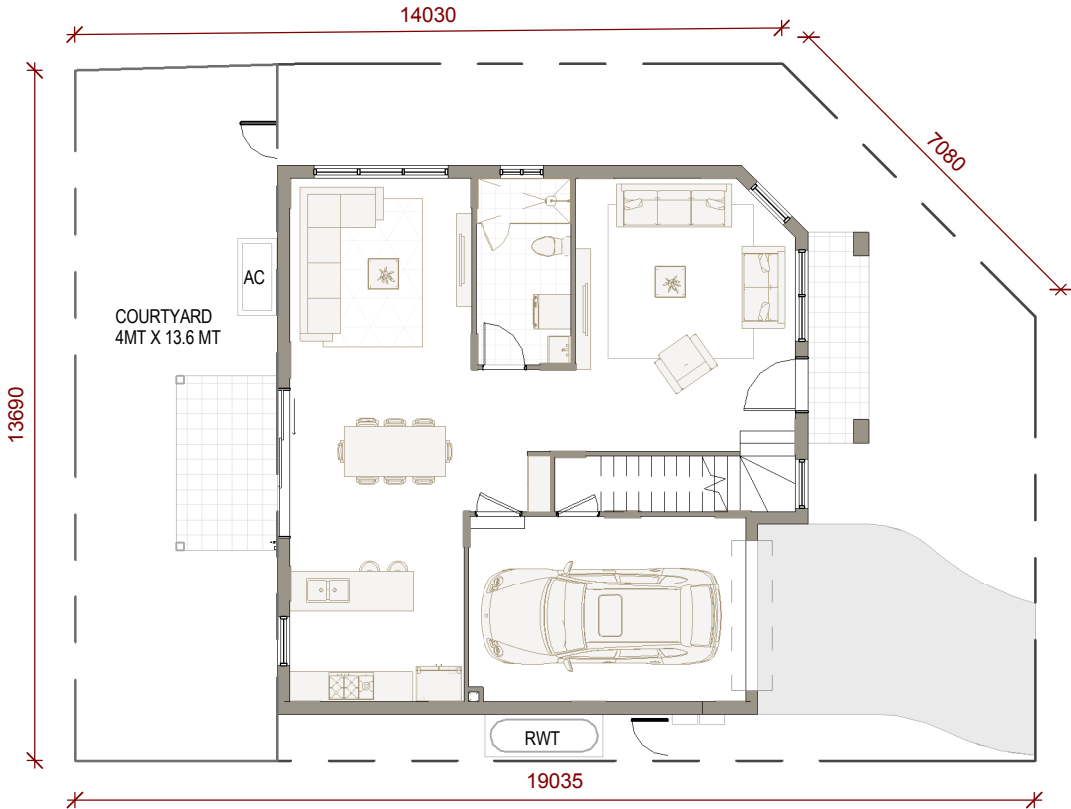
**LOT 36
20 PERSEA AVENUE
RIVERSTONE**

10895

11735

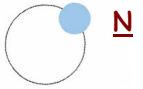


GROUND FLOOR PLAN



LOT PLAN

LOT NORTH



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 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.



The Bathla Group
BUILDING DREAMS TOGETHER
www.bathla.com.au

LOT 36
20 PERSEA AVENUE
RIVERSTONE

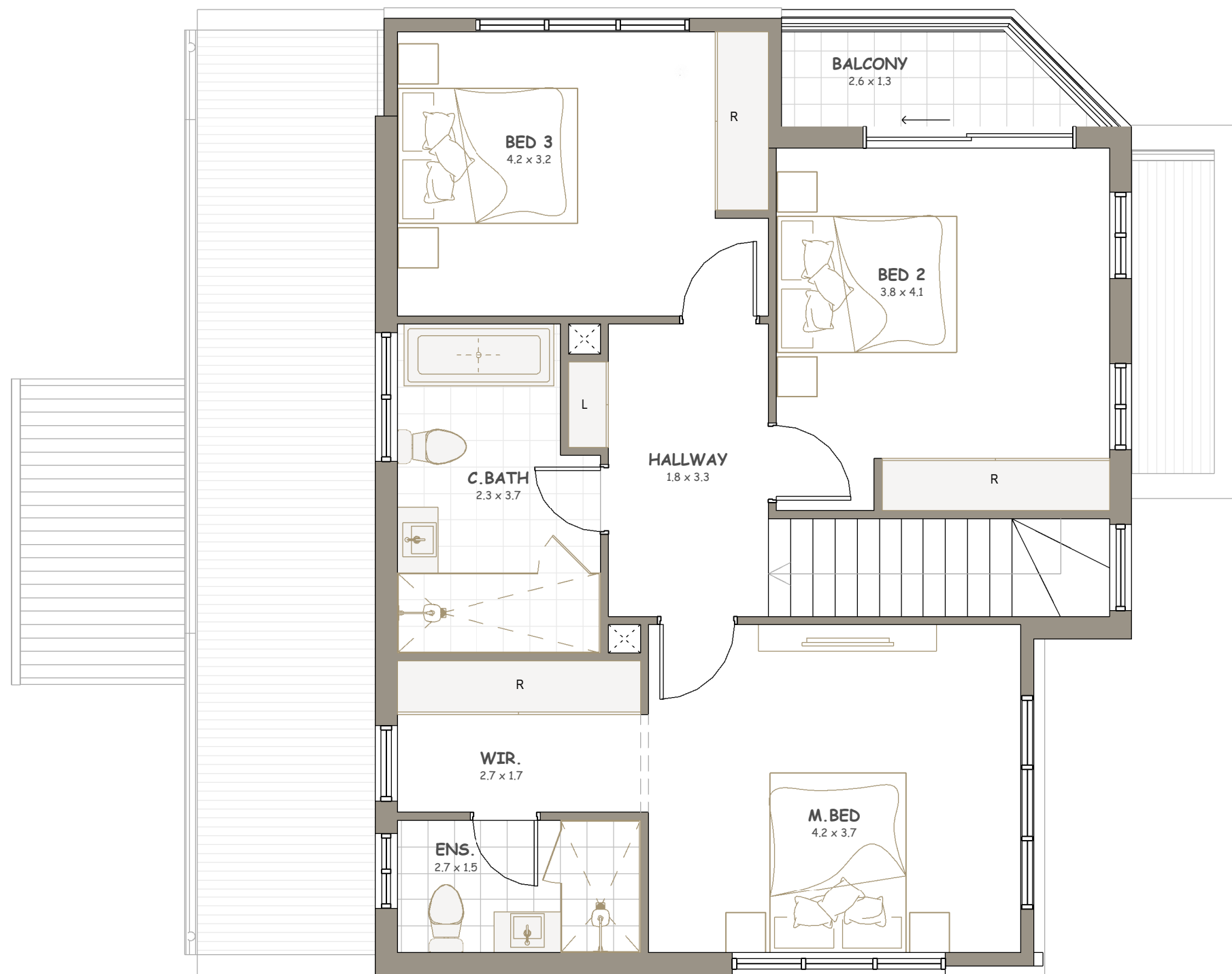


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DOUBLE STOREY SINGLE GARAGE

TOTAL LAND AREA - 250 m² (19 MT X 13.6 MT)

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



FIRST FLOOR PLAN