

HAMBLEDON ROAD

PARK TO BE DEVELOPED  
BY COUNCIL

SUPERLOT 2  
19025 m<sup>2</sup>

CORNUS CRESCENT

FIEUS STREET

13.5M. WIDE ROAD

BEAUCHAMP DRIVE

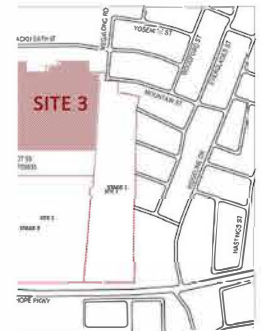
16.0M. WIDE ROAD

CALLEJA STREET

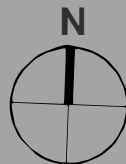
16.0M. WIDE ROAD

MOUNTAIN STREET

MEGALONG ST



SITE PLAN



74-78 HAMBLEDON ROAD  
THE PONDS





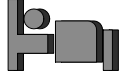
## CONCEPTUAL ELEVATION


LOT 127  
MOUNTAIN STREET  
THE PONDS


Disclaimer: Facade Images are for illustrative purpose only. All other featured demonstrated in photographs and renderings are optional upgrades to the standard facade and are outside the Bathla group's standard inclusion. External finishes may have color 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


# LOT 127 MOUNTAIN STREET THE PONDS

DOUBLE STOREY SINGLE GARAGE

  
5

  
3

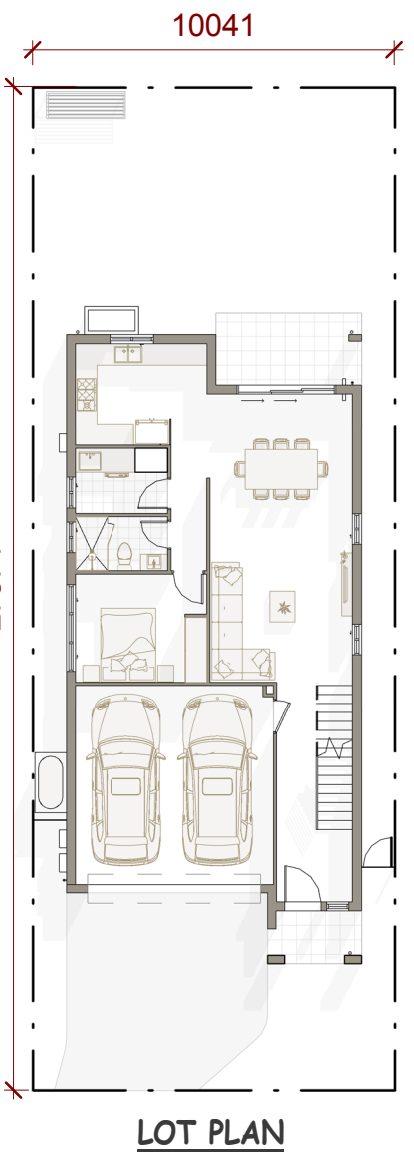
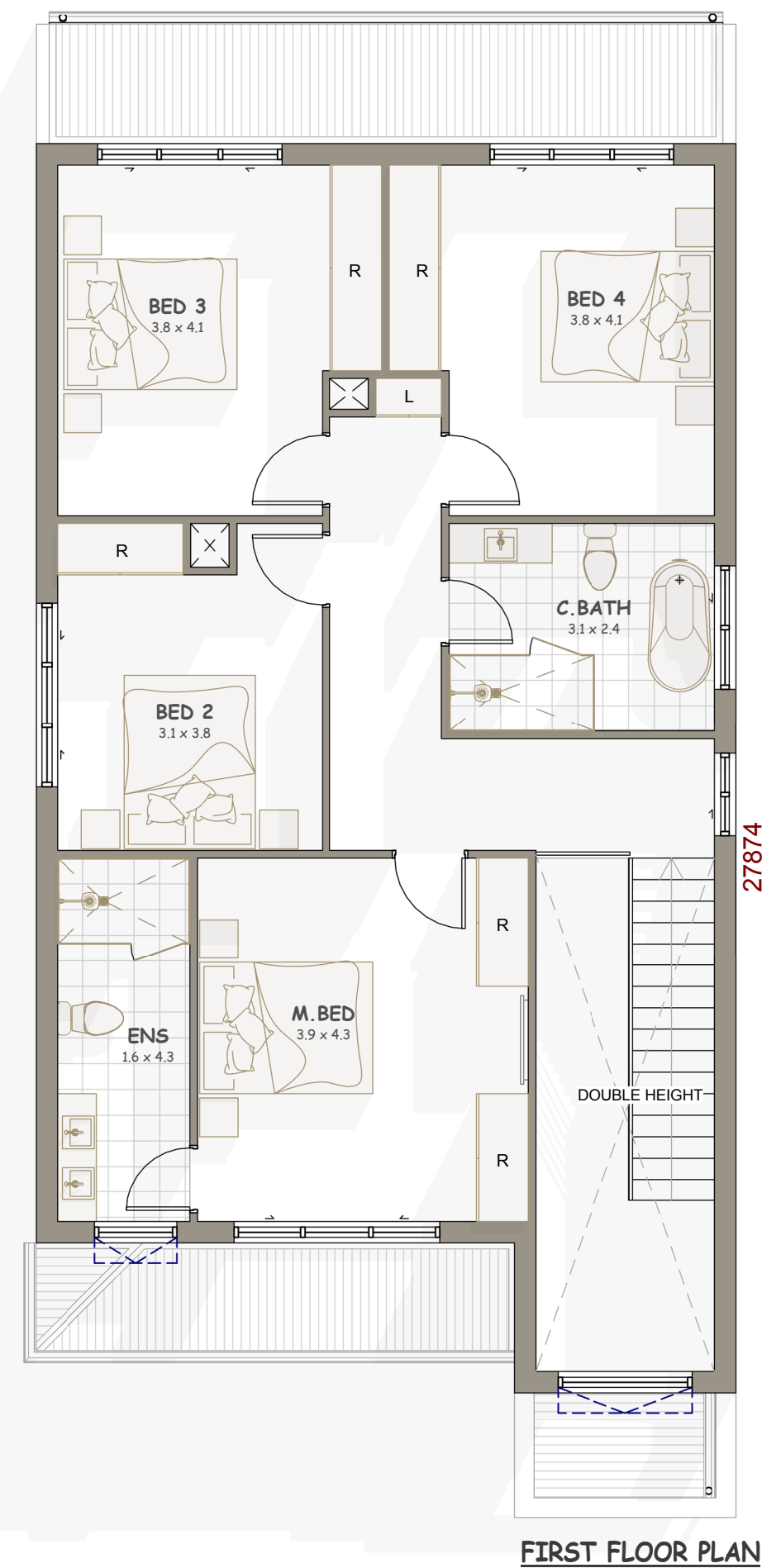
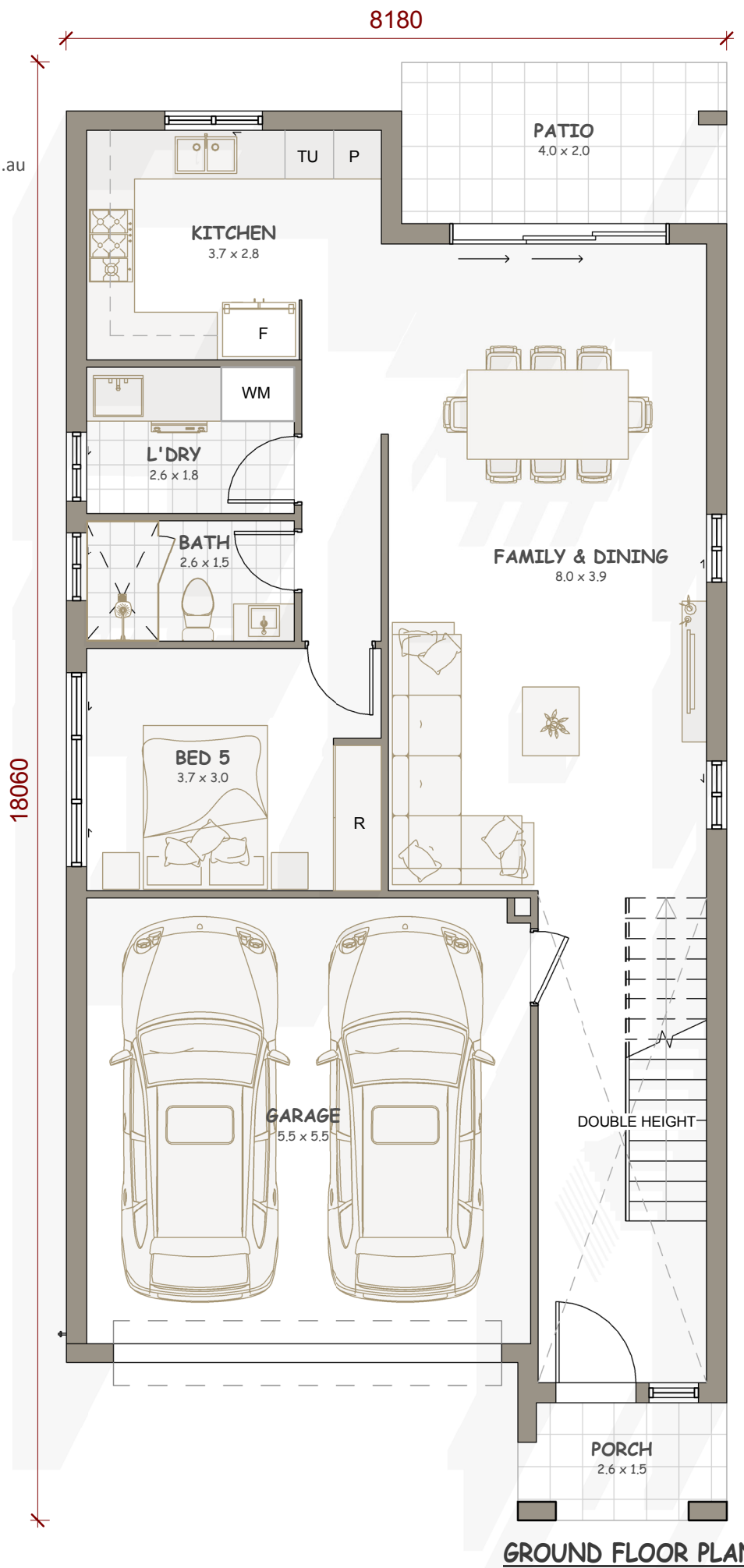
  
2

  
2

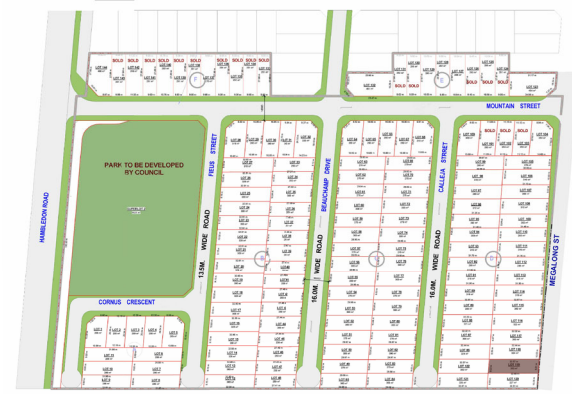
EXTRA CAR PARK

TOTAL LAND AREA - 279 m<sup>2</sup>  
( 10 MT X 27.8 MT )

Ground Floor ( Incl. Garage, Porch and Patio )	134m <sup>2</sup>	14.4 Squares
First Floor(Incl. Balcony if shown in the plan )	109m <sup>2</sup>	11.7 Squares
Open space (Incl. Back & Front Courtyard)	145m <sup>2</sup>	
TOTAL AREAS:- (GROUND FLOOR + FIRST FLOOR AREA) (SQUARES AND m <sup>2</sup> )	243 m <sup>2</sup>	26.2 Squares



LOT 127 NORTH



SITE 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 SIZE 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 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. EASEMENT CAN AFFECT THE FRONT SET BACK OF THE HOUSE. RETAINING WALLS MAY BE ADDED AS PER SITE LEVELS DURING CONSTRUCTION STAGE.