

HOUSE FOR SALE

SITE 1340



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**4 BEDROOMS
3.5 BATHROOMS
DOUBLE GARAGE**

**STORAGE ROOM
SCULLERY / LAUNDRY
COVERED VERANDAH
POOL**





BACK ELEVATION



LOWER GROUND FLOOR PLAN



GROUND FLOOR PLAN



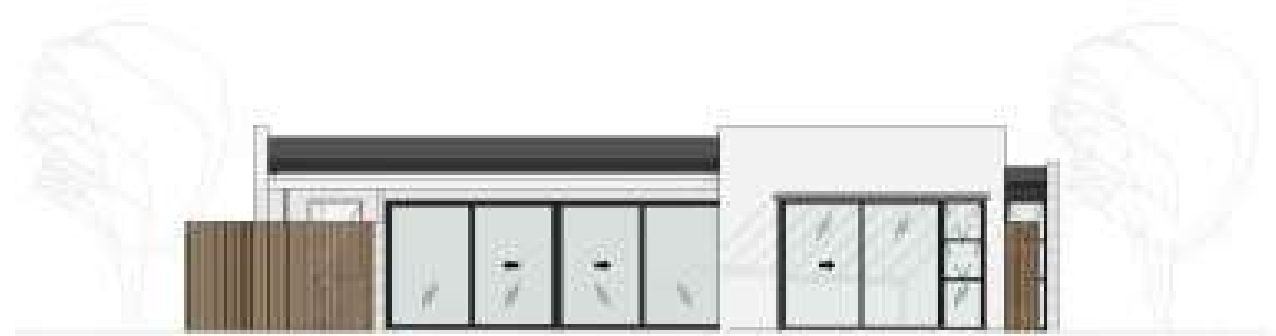
ELEVATIONS



SOUTH EAST ELEVATION
SCALE 1 : 150



SOUTH WEST ELEVATION
SCALE 1 : 150



NORTH WEST ELEVATION
SCALE 1 : 150



NORTH EAST ELEVATION
SCALE 1 : 150

AREA SCHEDULE

SITE AREA	778.60m ²	LOWER FLOOR GBA	
FAR	0.35	BEDROOM & ENTRANCE	
COVERAGE	40%	DOUBLE GARAGE	
ALLOWABLE FAR	272.51m ²	STORAGE ROOM	
ALLOWABLE COVERAGE	311.44m ²		
PROPOSED COVERAGE	210.03m ²	GROUND FLOOR GBA	
PROPOSED FAR	209.53m ²	LIVING AREA	
LOWER GROUND FLOOR FAR	33.70m ²	COVERED VERANDAH	
		BALCONY	

AREA SCHEDULE

SITE AREA	778.60m²
FAR	0.35
COVERAGE	40%
ALLOWABLE FAR	272.51m²
ALLOWABLE COVERAGE	311.44m²
PROPOSED COVERAGE	219.93m²
PROPOSED FAR	209.53m²
LOWER GROUND FLOOR FAR	33.70m ²
GROUND FLOOR FAR	175.83m ²

LOWER FLOOR GBA	89.32m²
BEDROOM & ENTRANCE	33.70m ²
DOUBLE GARAGE	49.02m ²
STORAGE ROOM	6.60m ²
GROUND FLOOR GBA	218.57m²
LIVING AREA	175.83m ²
COVERED VERANDAH	19.46m ²
BALCONY	9.17m ²
YARD	14.11m ²
TOTAL GBA	307.89m²
GARDEN	510.23m²

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INTERNAL PERSPECTIVE



FURNITURE NOT INCLUDED

SITE 1340

INTERNAL LIVING PERSPECTIVE



FURNITURE NOT INCLUDED

SITE 1340

ACTUAL SEA VIEW



FURNITURE NOT INCLUDED

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ZULULAMI WETLANDS CLUBHOUSE

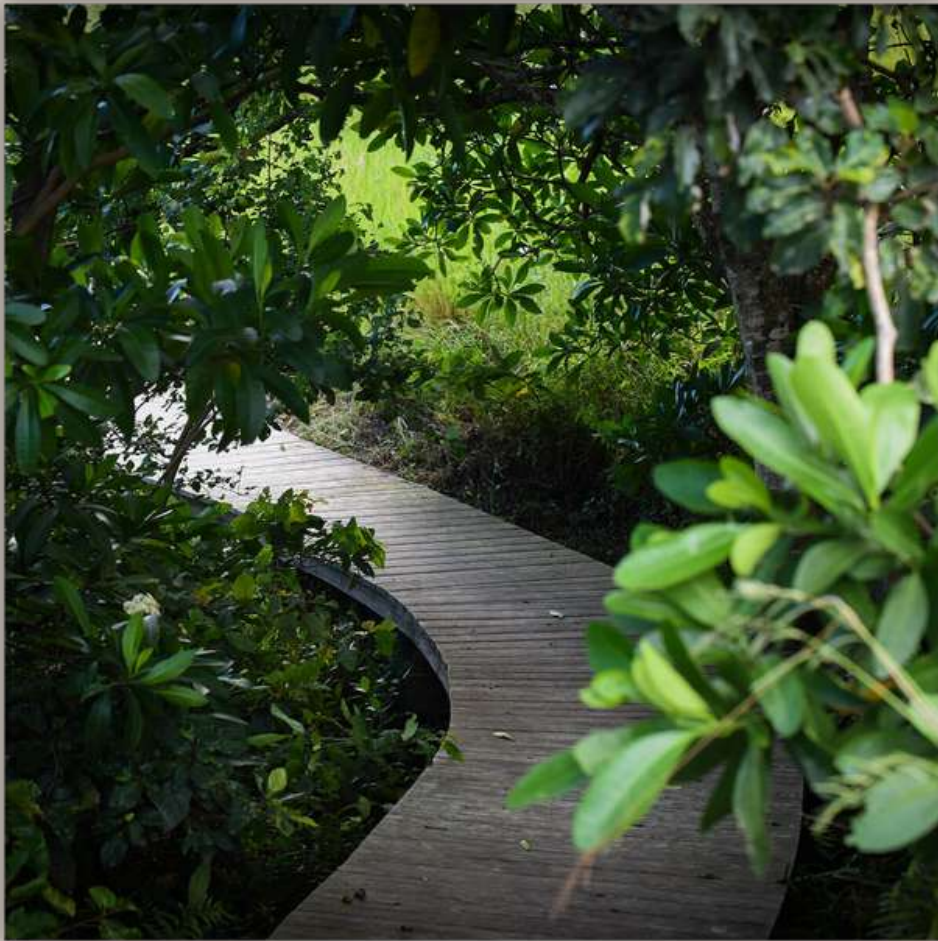


SITE 1340

ACCESS TO SHEFFIELD BEACH



SITE 1340



FITNESS PARK



FOREST PAVILION



**FOREST BOARDWALKS
& TRAILS**



BEACH ACCESS



**COMMUNITY HARVEST
GARDEN**



WETLANDS CLUBHOUSE

LUXURY COASTAL LIVING

