

HOUSE FOR SALE

SITE 1351



SITE 1351



**4 BEDROOMS
3.5 BATHROOMS
DOUBLE GARAGE**

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



SITE 1351

FRONT ELEVATION





SITE 1351

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	804.52m ²	LOWER FLOOR GBA	117.4m ²
FAR	0.35	LIVING AREA	117.4m ²
COVERAGE	40%	GROUND FLOOR GBA	163.4m ²
ALLOWABLE FAR	281.58m ²	LIVING AREA	93.5m ²
ALLOWABLE COVERAGE	321.81m ²	COVERED VERANDAH	20.9m ²
PROPOSED COVERAGE	180.6m ²	DOUBLE GARAGE	43.8m ²
PROPOSED FAR	210.7m ²	BALCONY	7.7m ²
LOWER GROUND FLOOR FAR	117.4m ²	YARD	27.7m ²
GROUND FLOOR FAR	217.1m ²		

AREA SCHEDULE

SITE AREA	804.52m²	LOWER FLOOR GBA	117.4m²
FAR	0.35	LIVING AREA	117.4m ²
COVERAGE	40%		
ALLOWABLE FAR	281.58m²		
ALLOWABLE COVERAGE	321.81m²	GROUND FLOOR GBA	193.4m²
		LIVING AREA	93.3m ²
PROPOSED COVERAGE	180.9m²	COVERED VERANDAH	20.9m ²
PROPOSED FAR	210.7m²	BALCONY	7.7m ²
LOWER GROUND FLOOR FAR	117.4m ²	YARD	27.7m ²
GROUND FLOOR FAR	93.3m ²	DOUBLE GARAGE	43.8m ²
		TOTAL GBA	310.8m²
		GARDEN	482.43m²



INTERNAL LIVING PERSPECTIVE



FURNITURE NOT INCLUDED

SITE 1351

ACTUAL SEA VIEW



FURNITURE NOT INCLUDED

SITE 1351

ZULULAMI WETLANDS CLUBHOUSE

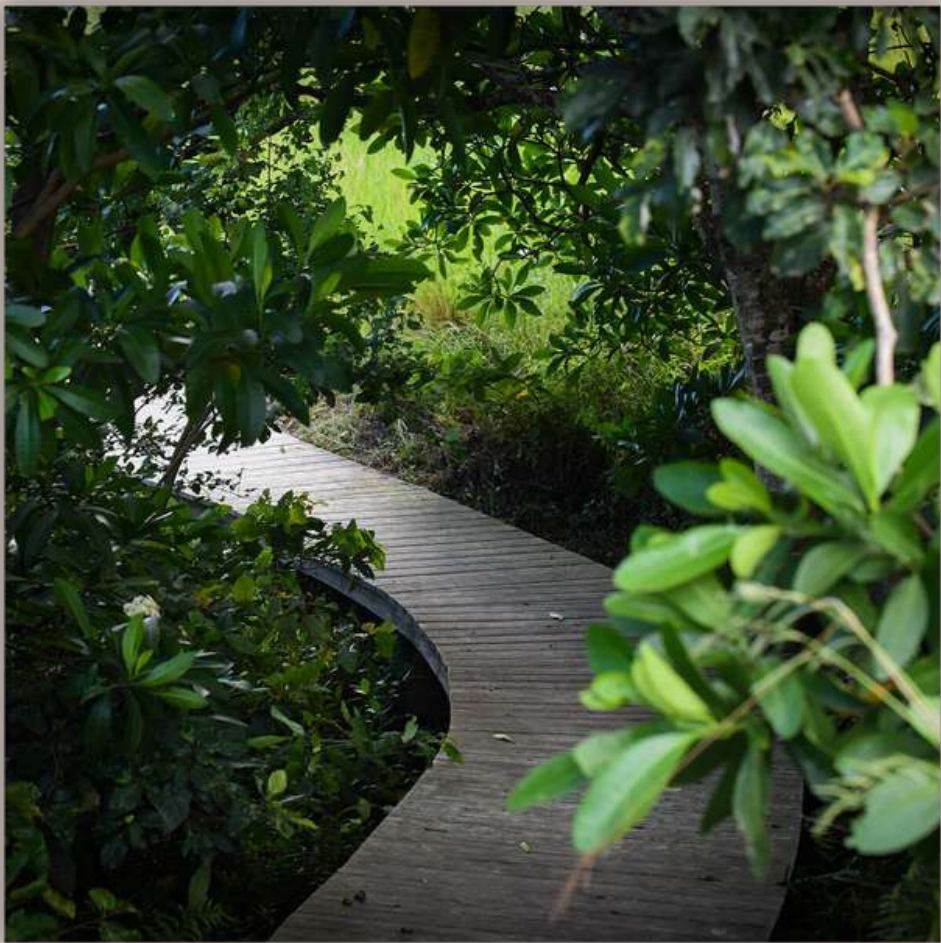


SITE 1351

ACCESS TO SHEFFIELD BEACH



SITE 1351



FITNESS PARK



FOREST PAVILION



**FOREST BOARDWALKS
& TRAILS**



BEACH ACCESS



**COMMUNITY HARVEST
GARDEN**



WETLANDS CLUBHOUSE

LUXURY COASTAL LIVING

