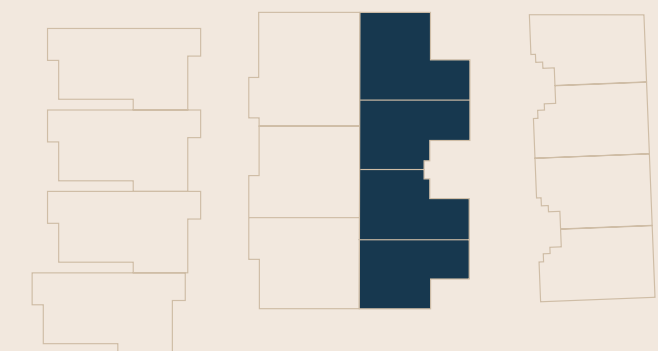


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Sun Valley

TYPE 2 / 05 - 08

| | |
|--------------|------------------|
| Garage | 20.9 sqm |
| Carport | 30.2 sqm |
| Ground Floor | 90.8 sqm |
| First Floor | 86.8 sqm |
| Outdoor deck | 24.5 sqm |
| Total | 253.2 sqm |



| Ground | First |
|-----------------------------------|----------------------------------|
| Garage: 17.88 sqm (2.98 x 6m) | Bed 01: 16.63 sqm (3.53 x 3.98m) |
| Carport: 30.12 sqm (4.00 x 7.53m) | Deck: 23.45 sqm (4.1 x 5.7m) |
| Bed 02: 12.67 sqm (3.52 x 3.4m) | Ensuite: 4.05 sqm (1.5 x 2.7m) |
| Laundry: 6.72 sqm (3.52 x 1.4m) | Living: 25.56 sqm (4.6 x 5.1m) |
| Bath: 6.26 sqm (1.78 x 3.52m) | Dining: 11.6 sqm (4.16 x 2.79m) |
| Bed 03: 12.63 sqm (3.52 x 3.38m) | Kitchen: 13.9 sqm (3.08 x 4.5m) |
| Entry: 8.95 sqm (2.11 x 8.98m) | Powder: 2.19 sqm (1.47 x 1.49m) |
| Deck: 2.14 sqm (2.04 x 1.05m) | Hall: 1.59 sqm (1.47 x 1.08m) |

The areas and dimensions set out in the floor plans were calculated at the date of preparation of the floor plans and are subject to change due to the buildability and availability of materials. Any loose furniture, landscaping, paintings or other items which are shown in the marketing materials and not specifically mentioned in the contract of sale for the property are not included in the sale of the property.