




# RIVERLANDS


by mirvac

## Lot 4-091

  
4

  
2

  
2.5

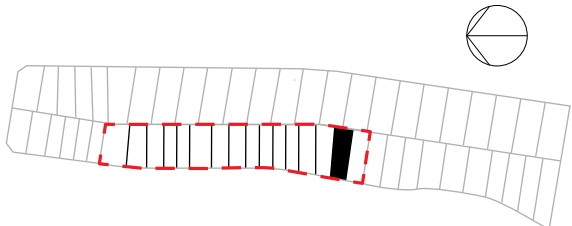
  
2

### Overview

Lot Area	407.4m <sup>2</sup>
Ground Floor Area	75.6m <sup>2</sup>
First Floor Area	104.1m <sup>2</sup>
Garage Area	31.7m <sup>2</sup>
Total House Area	211.4m <sup>2</sup>

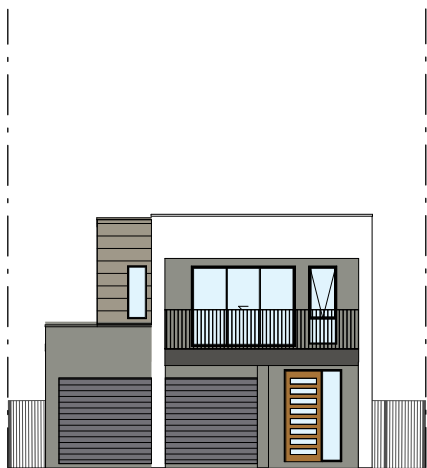
Areas approximate only. Please refer to disclaimer below.

### Location Plan

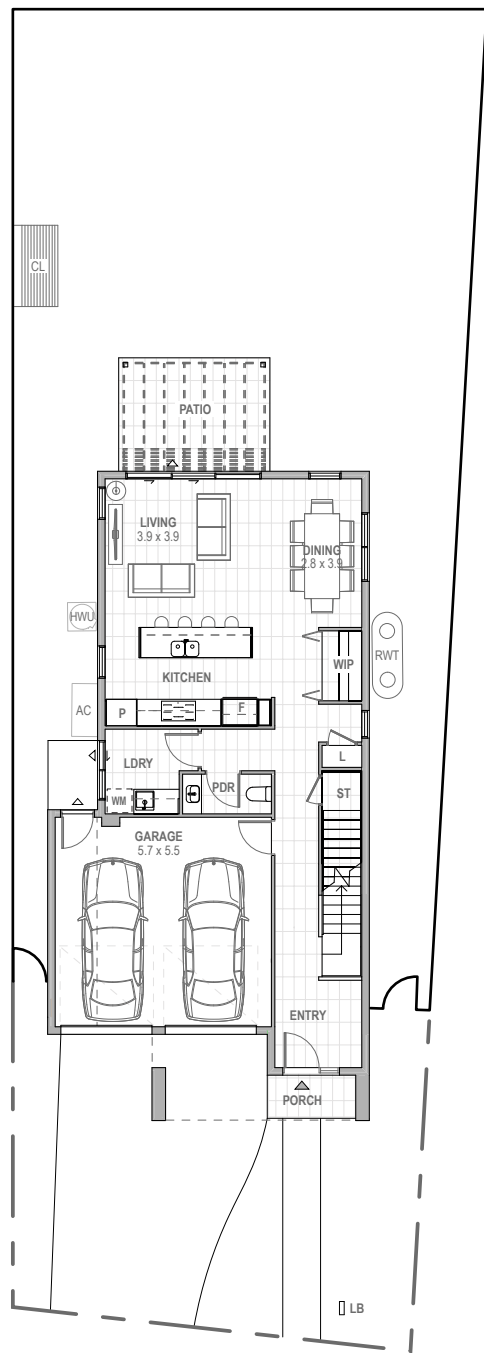


### Legend

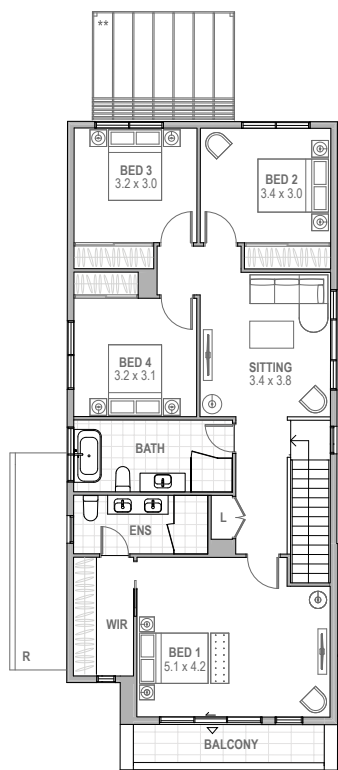
F	Fridge space	*	Void
L	Linen	**	Patio below
P	Pantry	***	Window shrouds
S	Storage	ENS	Ensuite
R	Non trafficable roof	HWU	Hot water unit
AC	Air conditioning	LDRY	Laundry
CL	Clothes line	PDR	Powder room
LB	Letter box	RWT	Water tank
SL	Skylight	WIR	Walk in robe
WM	Laundry appliance space	WIP	Walk in pantry
---	Fence	---	Line of wall over
- - -	Boundary line	===	Retaining wall
▲	Main entry access	△	Access



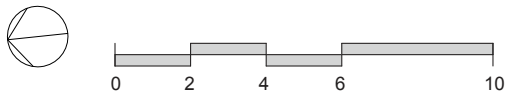
Front Elevation  
Palette Number 2



Ground Floor



First Floor



1. This floor plan was produced prior to construction and while the information contained herein is believed to be correct it is not guaranteed. Changes will potentially be made in accordance with the Contract for Sale. The plan does not show additional features such as services, landscaping, downpipes, stormwater drainage, stormwater pits, or bulkheads necessary for services. 2. Dimensions, areas and scale of floor plans are approximate only. Total House Area includes the internal living area and garage area calculated in accordance with the Property Council of Australia Method of Measurement. Outdoor areas such as balcony, porch and patio are excluded from the Total House Area. 3. The furniture and furnishings depicted are not included with any sale. Purchasers must refer to the Contract for Sale for the list of inclusions. Furnishings should not be taken to indicate the final position of power points, TV connection points and the like. 4. All graphics, including design and extent of tile/paver/carpet areas, balustrades, window shrouds, louvers, sun shading devices, fencing, gates, privacy screens, and services equipment are for illustrative purposes only and are not to be relied on as a representative of the final product. Whilst the plans do show additional features within each lot such as letterboxes, air conditioning, water tanks, hot water units, clothes lines, paths, steps, driveways and retaining walls, the location and specification of these is approximate and subject to change. All level changes may not have been shown and where shown are subject to change. 5. Colours shown on the Front and Side elevations are for illustrative purposes only and are not to be relied on as a representative of the final product.