

RIVERLANDS

by mirvac

Lot 7-091


3


1


2.5

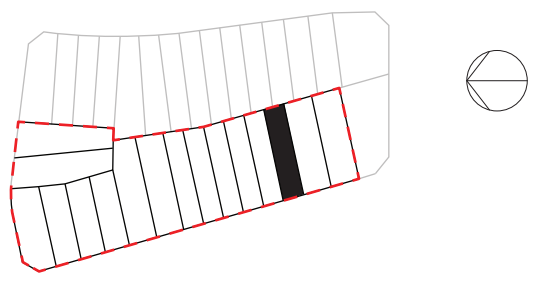

1

Overview

Lot Area	256m ²
Ground Floor Area	63.7m ²
First Floor Area	68m ²
Garage Area	20.1m ²
Total House Area	151.8m ²

Areas approximate only. Please refer to disclaimer below.

Location Plan

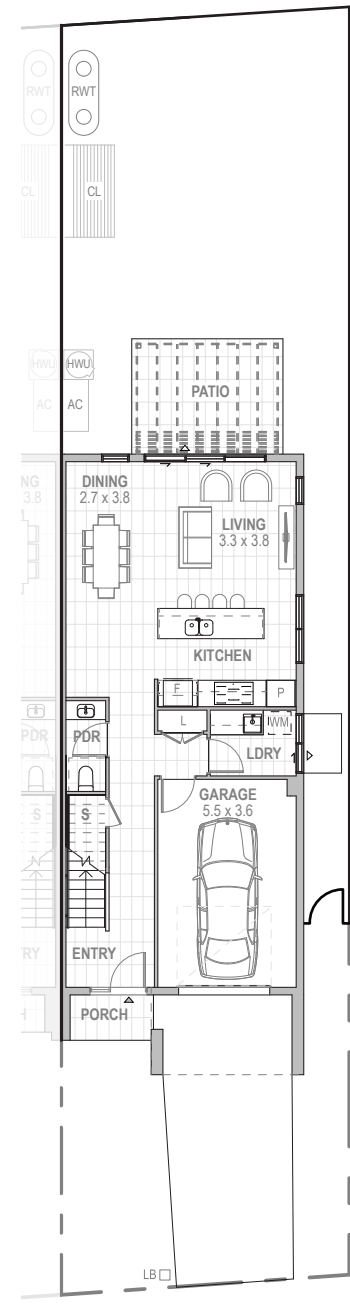


Legend

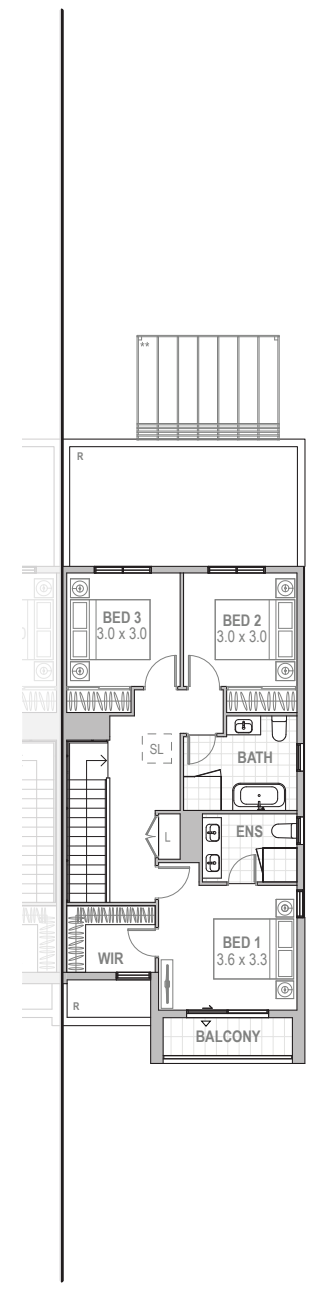
F	Fridge space	*	Void
L	Linen	**	Patio below
P	Pantry	***	Window shrouds
S	Storage	ENS	Ensuite
R	Non trafficable roof	HWU	Hot water unit
AC	Air conditioning	LDRY	Laundry
CL	Clothes line	PDR	Powder room
LB	Letter box	RWT	Water tank
SL	Skylight	WIR	Walk in robe
WM	Laundry appliance space	WIP	Walk in pantry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



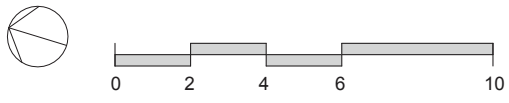
Front Elevation
Palette Number 2



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 undoubtedly 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 and are measured and calculated from the internal surface of walls. Areas include and are separately stated for any balconies, verandas and enclosed garages. Areas and dimensions of staircases are measured at each level and voids and risers are also included in areas. 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. Bed sizes shown are indicative only and not guaranteed. 4. All graphics, including design and extent of tile/paver/carpet areas, landscaping, balustrades, louvres, sun shading, fencing, privacy screens, wintergardens, services equipment, downpipes and rainwater goods 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. Floor Plan Revision [01] prepared [27/8/2025].