

Plans

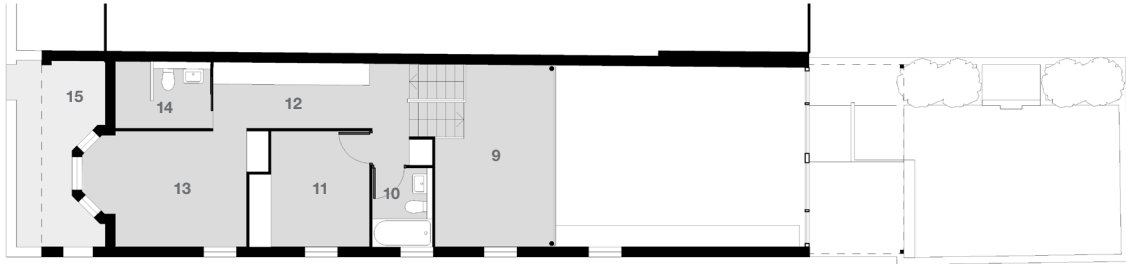
1 Entrance
2 Garage
3 Laundry

4 Cellar
5 Outdoor Living
6 Reflection Pool

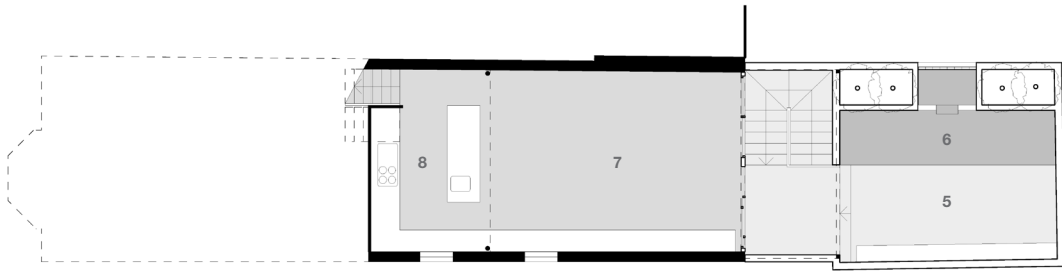
7 Main Living / Dining
8 Kitchen
9 Mezzanine Study / Guest Bed

10 Bathroom 2
11 Bedroom 2
12 Master Suite Dressing

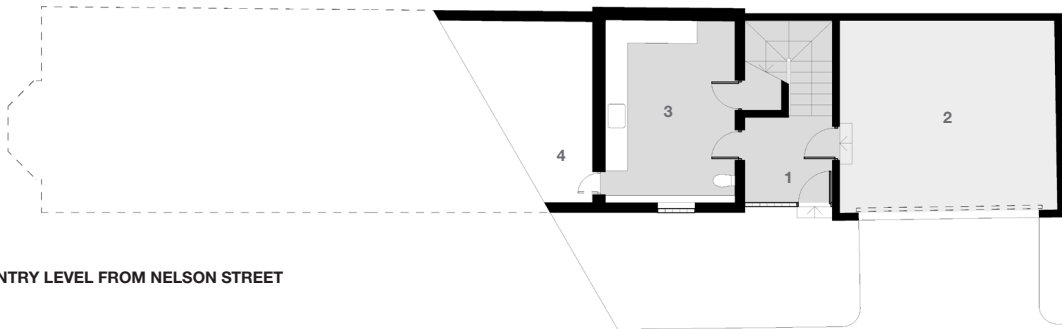
13 Master Bedroom
14 Ensuite
15 Original Entrance



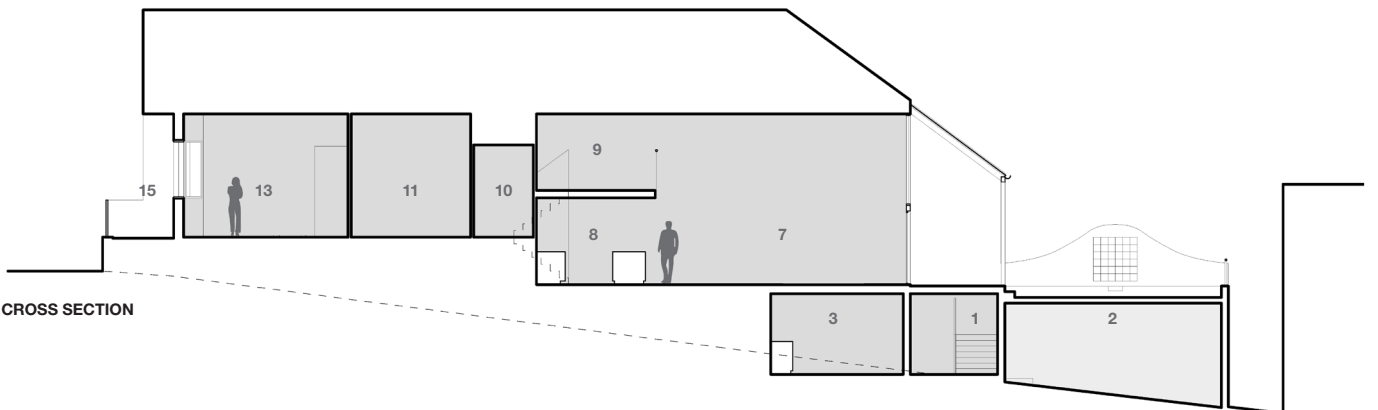
ROSE STREET / BEDROOM / MEZZANINE LEVEL



GROUND / COURTYARD LEVEL



LOWER GROUND / ENTRY LEVEL FROM NELSON STREET



CROSS SECTION

0 1 2 5m



Architect: Gazzard Griffiths
One Rose
1 Rose Street
Annandale
Sydney NSW 2038

Designed and built: 2001 – 2004
Design Architect: Don Gazzard
Landscape Architect: Don Gazzard
Structural Engineers: Birzulis Assocs.
Hydraulic Engineers: Thomsonkane

2 Bedroom, Mezzanine Study/Guest Bed, 2 Bath, 2 Car
Approx. gross internal area: 176 sq m / 1,894 sq ft
Approx. gross external area: 57 sq m / 614 sq ft
Approx. gross land area: 253 sq m / 2,723 sq ft
Aspect to Main Living and Courtyard : NNE, 22°

