

## Floor Plan

1 Entry Bridge  
2 Entry  
3 Over-Car Platform  
4 Living

5 Sunken Lounge  
6 Dining  
7 Balcony  
8 Kitchen

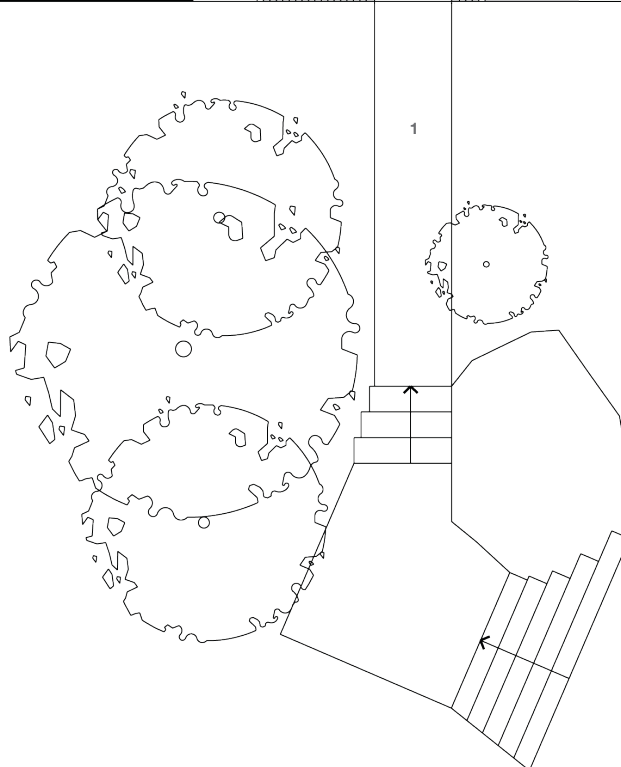
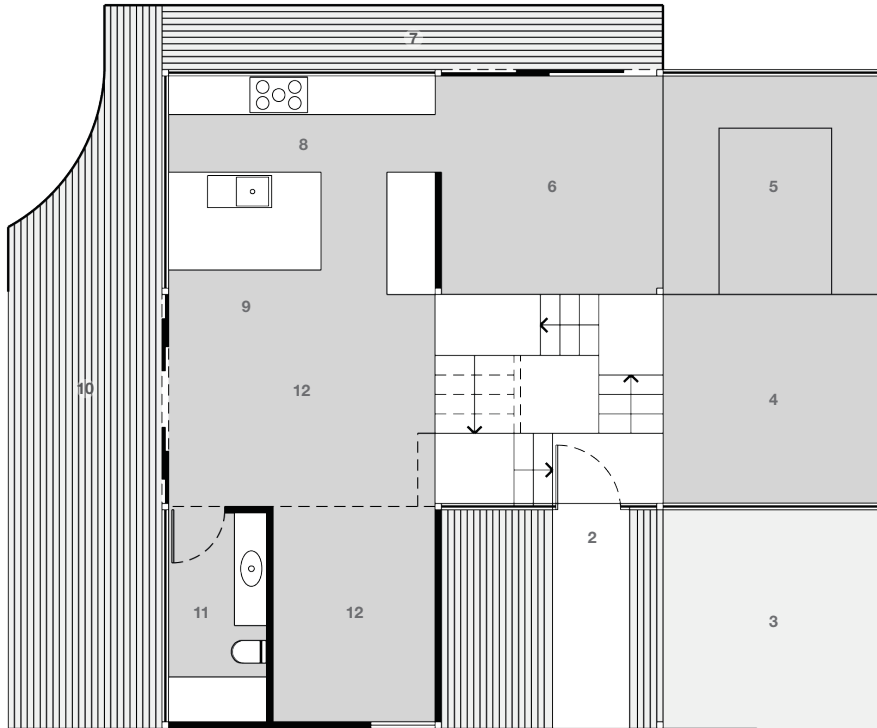
9 Breakfast  
10 Living Deck  
11 Bathroom  
12 Lounge

13 Twin Bedroom  
14 Bedroom  
15 Master Bedroom  
16 Ensuite

17 Carport  
18 Store  
19 Deck  
20 Studio/Guest

21 Laundry  
22 Drying  
23 Office

### ENTRY LEVEL



0 1 2 5m



**Architect: Oser Fombertaux & Assocs.**  
**Fombertaux House**  
23 Karoo Avenue  
East Lindfield  
NSW 2070

**Designed and Built: 1964 – 1966**  
**Design Architect: Jean Fombertaux**  
Engineer: Taylor Thomson Whitting  
Builder: Jean Fombertaux  
Restoration & Finishing: Andre Fombertaux

**4 Bedroom, 2 Bath, 4 Car**  
**Internal area (approx.) 230 sq m (2,476 sq ft)**  
Carport area (approx.) 37 sq m (398 sq ft)  
External deck areas (approx.) 41 sq m (441 sq ft)  
Land area (approx.) 1,252 sq m (13,476 sq ft)

NB: WHILST WE TAKE EVERY CARE IN THE PURSUIT OF ACCURACY, THE PLAN SHOWN IS FOR GUIDANCE ONLY. ALL AREAS, MEASUREMENTS AND DISTANCES ARE APPROX. AND NOT TO SCALE. INTERESTED PARTIES ARE ADVISED TO MAKE THEIR OWN INDEPENDENT ENQUIRIES

**WWW.MODERNHOUSE.CO** THE SPECIALIST ESTATE AGENCY FOR ARCHITECT-DESIGNED RESIDENCES Email: sales@modernhouse.co Tel: 1300 814 768

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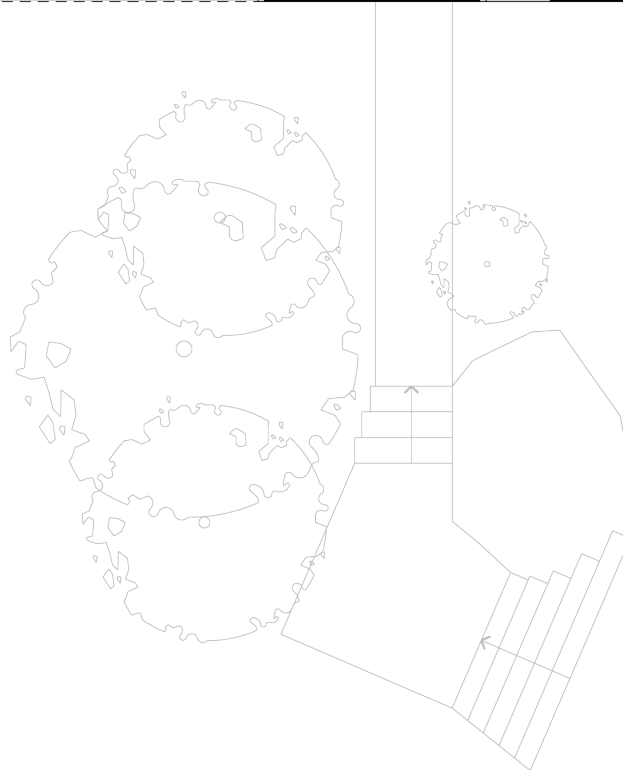
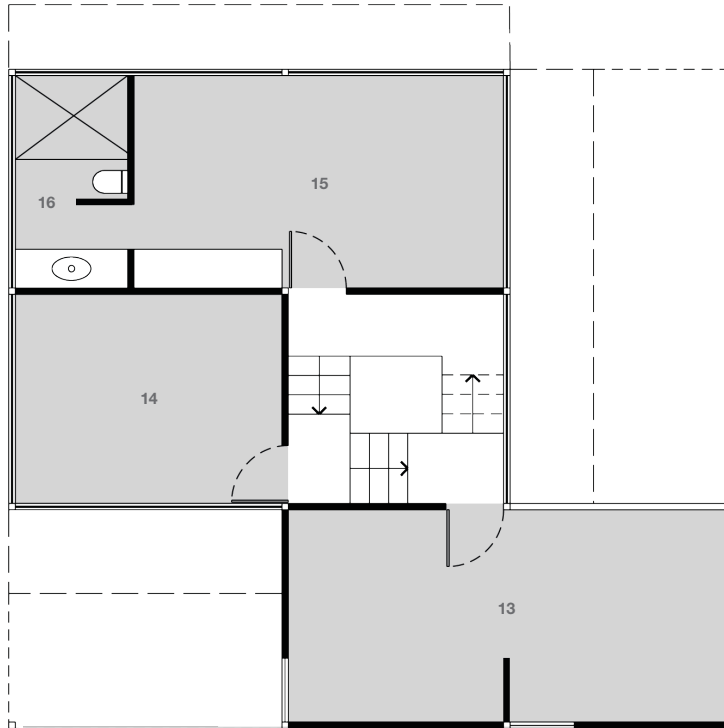
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### UPPER FLOORS



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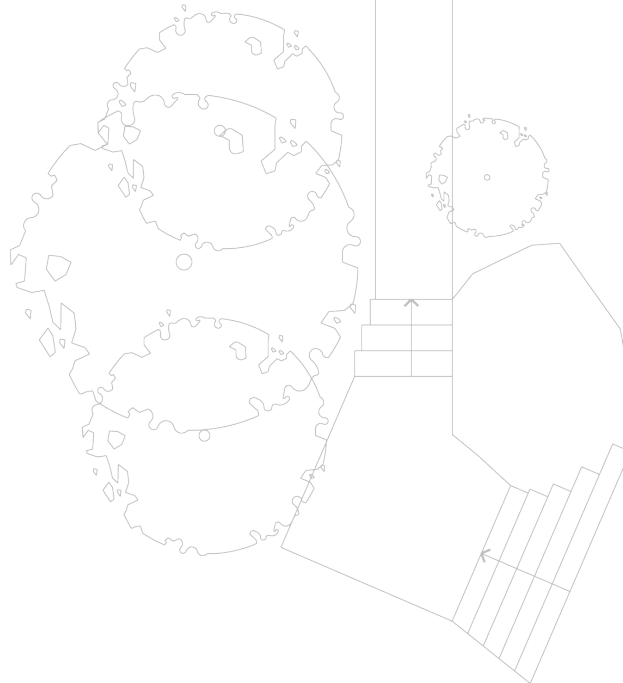
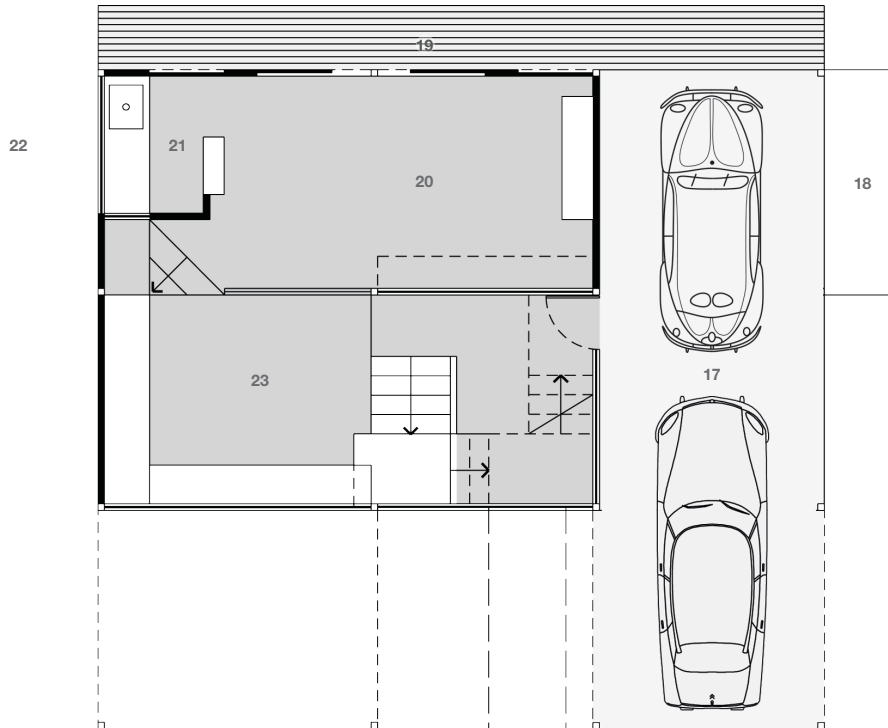
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### GROUND



0 1 2 5m



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