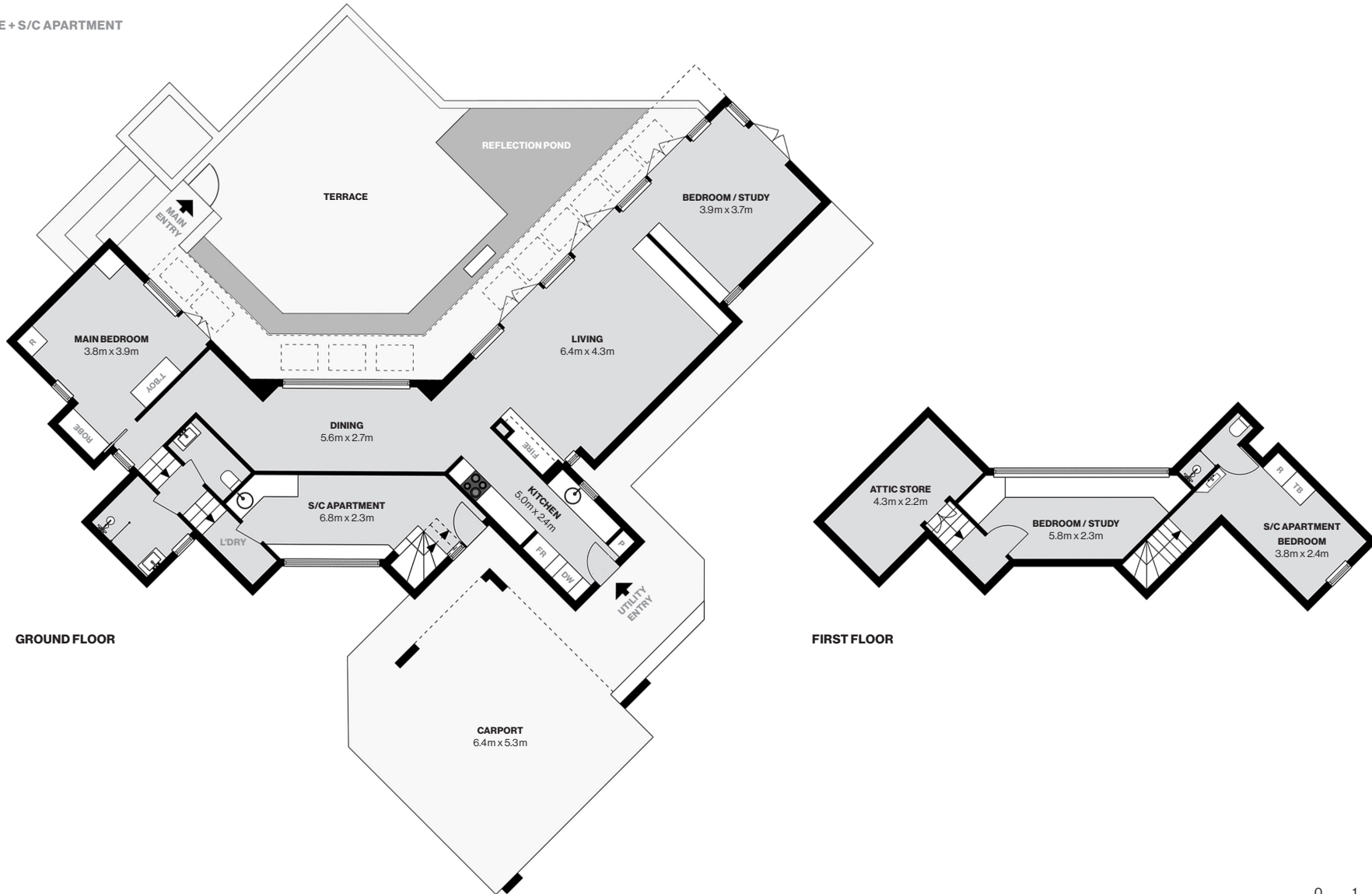


Floor Plan

MAIN RESIDENCE + S/C APARTMENT



Architect: Laurie Virr Architect
Stornoway
 1 Middle Street
 Murrumbateman NSW 2582

Completed: 1999
Design Architect: Laurie Virr
 Landscape Design: Peter Fudge
 Builder: Bill Kalenjuk

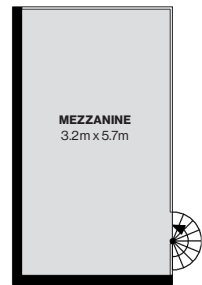
Main Residence
 2 Bedrooms, 1.5 Bathrooms, 2 Car
 Internal area (approx.) 125 sq m (1,345 sq ft)
Self-Contained Apartment
 1 Bedroom, 1 Bathroom, Kitchenette/Living
 Internal area (approx.) 27 sq m (291 sq ft)

Flexi-use Workspace: convert to living STCA Zoning: RU5 - Village
 Open-plan space with mezzanine floor
 Internal area (approx.) 126 sq m (1,358 sq ft)
Total Internal Space of the Property + Block Size & Dimensions
 Internal area (approx.) 295 sq m (3,175 sq ft)
 Land area (approx.) 1,985 sq m (0.5 acre) | 50.3m north & south | 39.4m east & 39.7m west

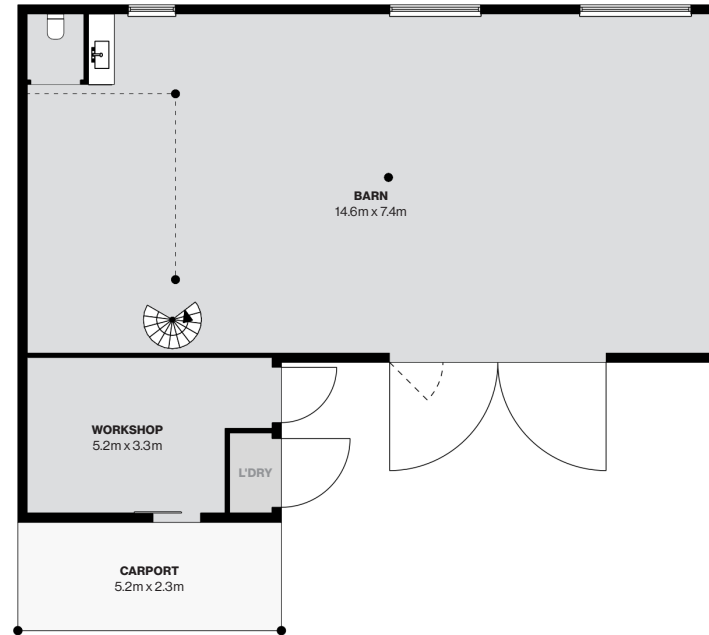


PLEASE NOTE: WHILST MODERN HOUSE TAKES EVERY CARE IN THE PURSUIT OF ACCURACY, THE PLAN SHOWN IS FOR GENERAL GUIDANCE ONLY. ALL AREAS, MEASUREMENTS AND DISTANCES ARE APPROXIMATE AND NOT TO SCALE. MODERN HOUSE AND OUR VENDOR WILL ACCEPT NO LIABILITY FOR ITS ACCURACY. INTERESTED PARTIES ARE ADVISED TO MAKE THEIR OWN INDEPENDENT ENQUIRIES.

MEZZANINE

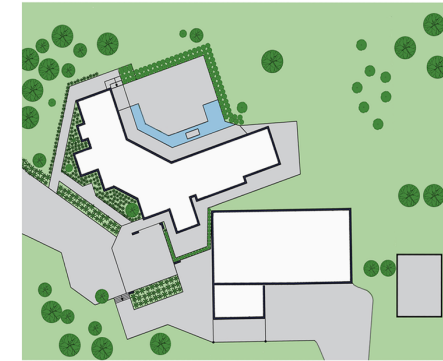


GROUND FLOOR



SITE PLAN

Not to scale. Indicative only.



Architect: Laurie Virr Architect
Stornoway
1 Middle Street
Murrumbateman NSW 2582

Completed: 1999
Design Architect: Laurie Virr
Landscape Design: Peter Fudge
Builder: Bill Kalenjuk

Main Residence
2 Bedrooms, 1.5 Bathrooms, 2 Car
Internal area (approx.) 125 sq m (1,345 sq ft)
Self-Contained Apartment
1 Bedroom, 1 Bathroom, Kitchenette/Living
Internal area (approx.) 27 sq m (291 sq ft)

Flexi-use Workspace: convert to living STCA Zoning: RU5 - Village
Open-plan space with mezzanine floor
Internal area (approx.) 126 sq m (1,358 sq ft)
Total Internal Space of the Property + Block Size & Dimensions
Internal area (approx.) 295 sq m (3,175 sq ft)
Land area (approx.) 1,985 sq m (0.5 acre) | 50.3m north & south | 39.4m east & 39.7m west

