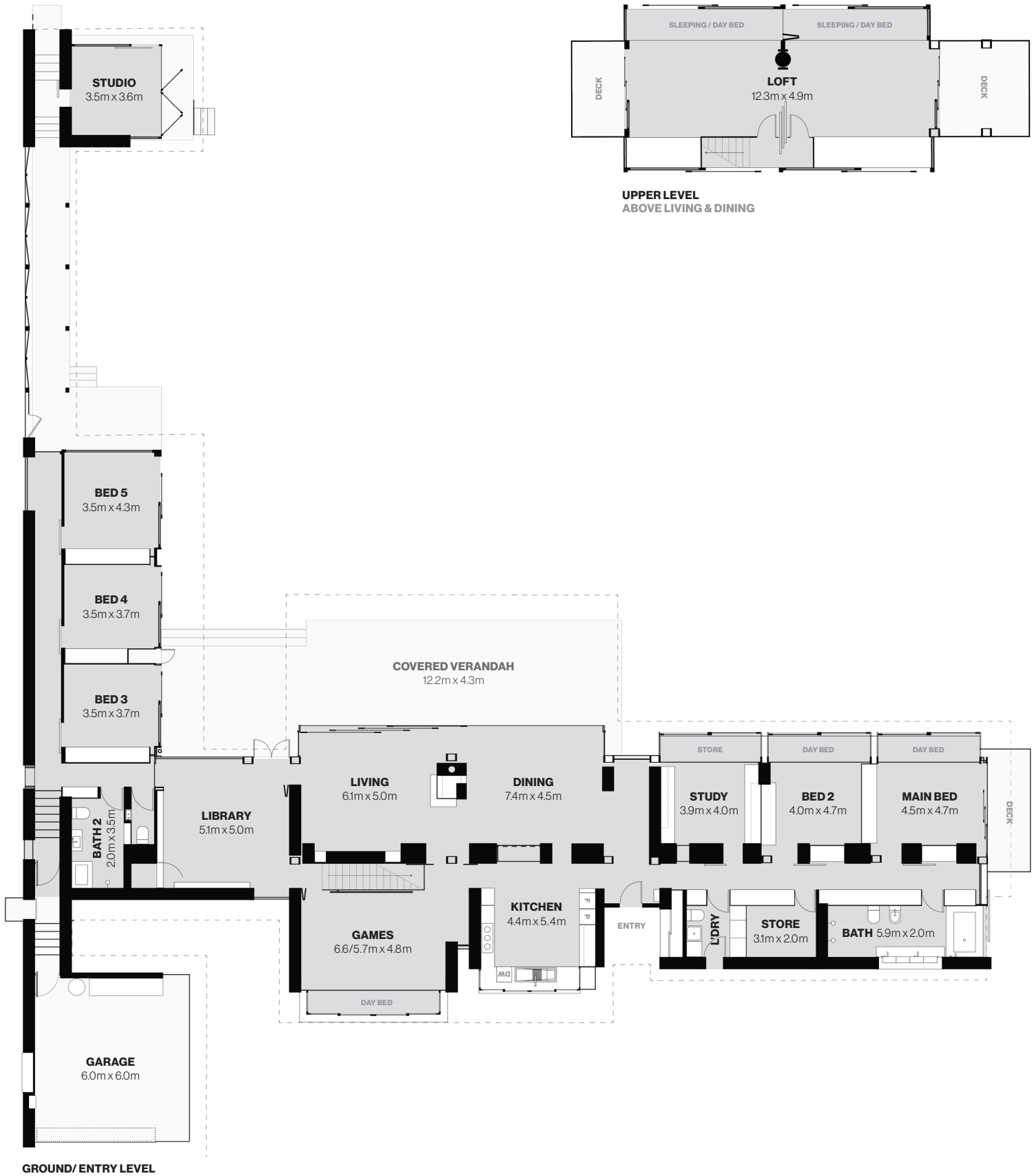


Leura House
Floor Plan



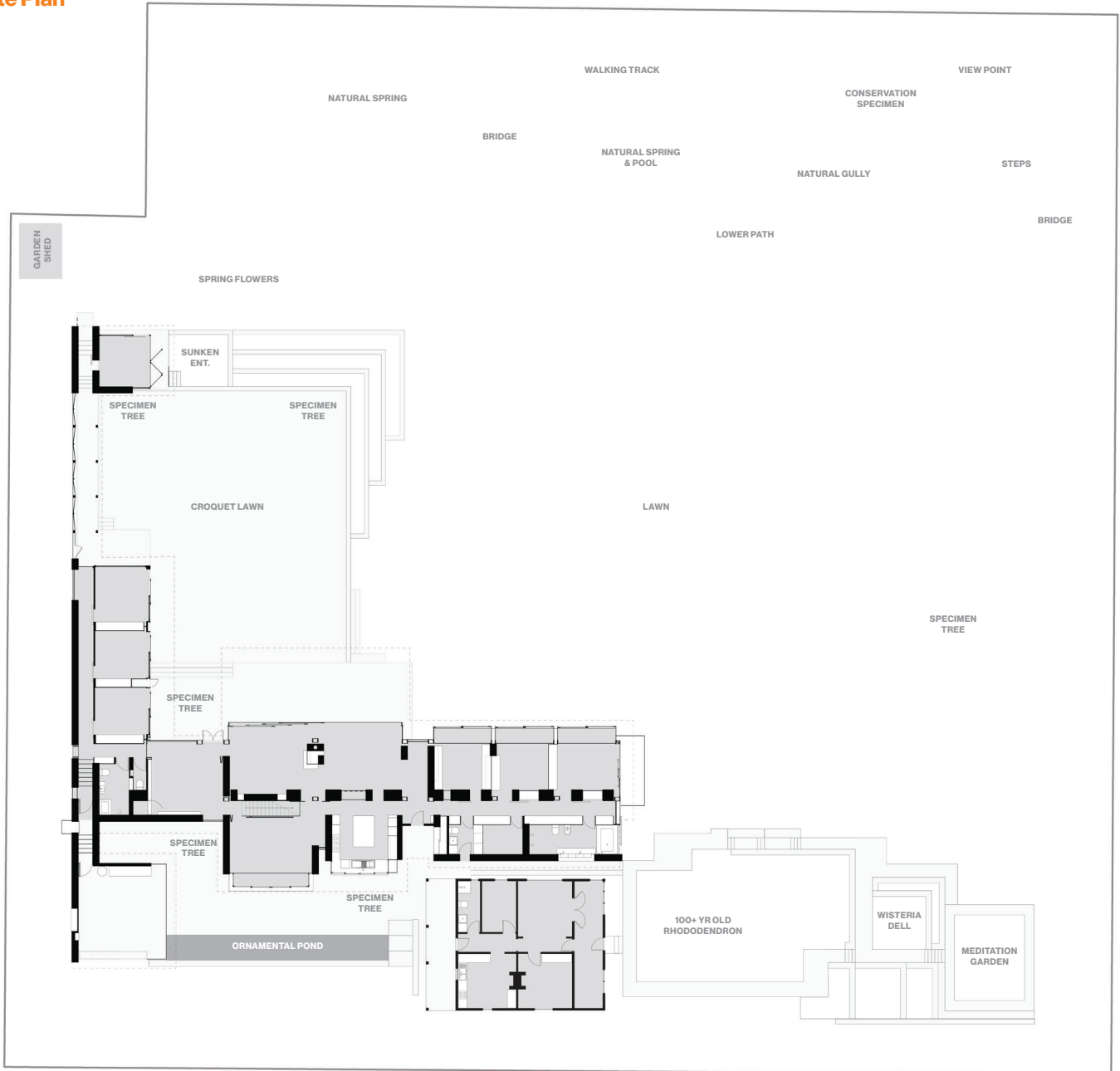
James Stockwell Architect
Leura House
28 Malvern Road
Leura NSW 2780

Designed & Built: 2003–2007
Design Architect: James Stockwell
Structural Engineer: Professor Max Irvine
Landscape: Craig Burton & Michael Bates
Builder: Gerald Verhoeven

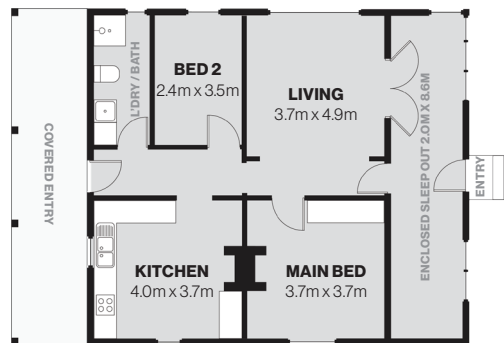
Main Residence:
5 Bed, 2.5 Bath, Study, 2 Car (DLUG) + Studio & Loft
Approx. gross internal area: 400 sq m / 4,305 sq ft
Second Dwelling:
2 Bed, 1 Bath
Approx. gross internal area: 84.5 sq m / 910 sq ft



Site Plan



Karoola Cottage Floor Plan



SINGLE LEVEL



Leura House & Karoola Cottage
28 Malvern Road
Leura NSW 2780

Main Residence:
5 Bed, 2.5 Bath, Study, 2 Car (DLUG) + Studio & Loft
Approx. gross internal area: 400 sq m / 4,305 sq ft
Second Dwelling:
2 Bed, 1 Bath
Approx. gross internal area: 84.5 sq m / 910 sq ft

Block:
Lot 330 in Deposited Plan 1157146
Approx. gross land area: 5,887 sq m / 1.45 acres
Block Dimensions:
79.4m frontage | 79.4m rear | 76.1m western | 75.9m eastern
Zoning: Environmental Living | Conservation Area (Local)

