

# HIGH FOREST

## HOUSES

### Lot 85 (5.10)

4 BEDROOM + FAMILY    3.5 BATH    2 CAR

Lower Ground Floor Area    45 m<sup>2</sup>

Ground Floor Area    58 m<sup>2</sup>

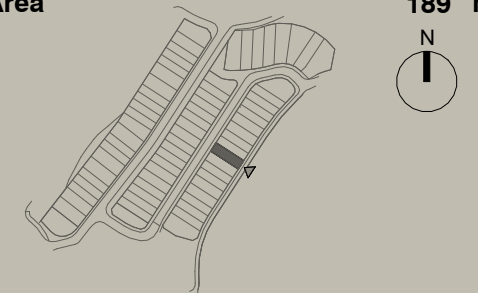
First Floor Area    83 m<sup>2</sup>

Garage Area    19 m<sup>2</sup>

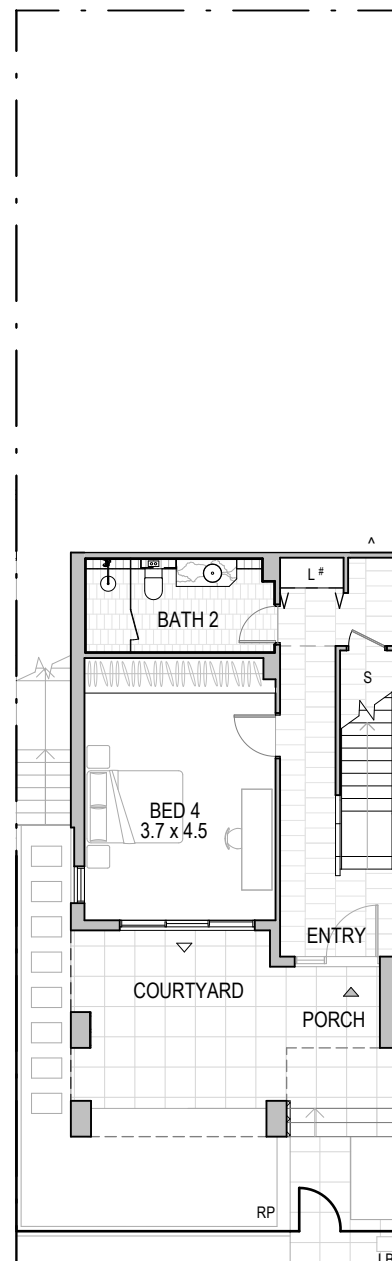
**Total Internal Area    186 m<sup>2</sup>**

**Total Balcony Area    11 m<sup>2</sup>**

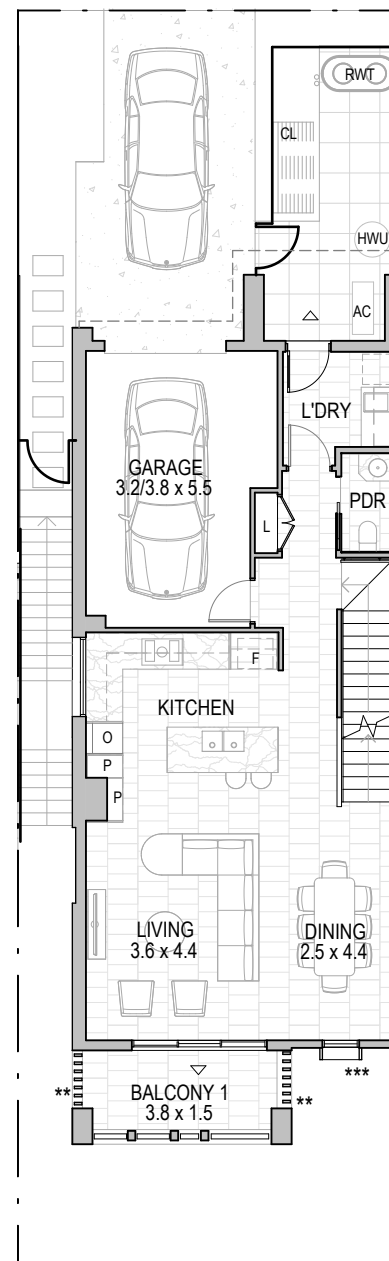
**Lot Area    189 m<sup>2</sup>**



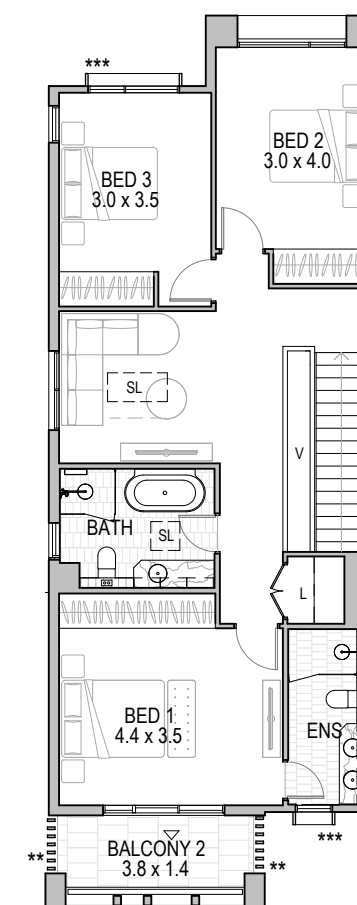
Front Elevation



Lower Ground Floor



Ground Floor Plan

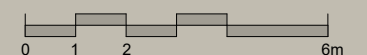


First Floor Plan

#### LEGEND - As Applicable

|     |                                  |     |                         |
|-----|----------------------------------|-----|-------------------------|
| F   | Fridge Space                     | S   | Storage                 |
| P   | Pantry                           | L   | Linen                   |
| R   | Non Trafficable Roof             | HWU | Hot Water Unit          |
| J   | Joinery                          | CL  | Clothes Line            |
| □   | Storm Water Pit                  | RWT | Water Tank              |
| LB  | Letter Box                       | AC  | Air Conditioning        |
| **  | Vertical Screen                  | SL  | Skylight                |
| *** | Window Shrouds                   | V   | Void                    |
| RP  | Raised Planter                   | PG  | Pergola                 |
| B   | Bin Enclosure                    | BC  | Broom Cupboard          |
| O   | Oven                             | VB  | Exterior Venetian Blind |
| C   | Cupboard                         |     |                         |
| —   | Fence                            | —   | Retaining Wall          |
| —   | Retaining Wall With Fence On Top | ^   | Subfloor Access         |
|     |                                  | #   | Upgrade Wet Bar         |

\*Retaining walls and fences only applicable to Lower Ground and Ground Floor Plans  
The height of retaining walls vary within the Lot, with extents ranging up to a maximum of ~1.2m. Where fencing is located on the plan, fence heights are generally about 1.8m.



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 hot water systems, services 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.  
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. Plans do not show additional features within each lot such as letterboxes and side and rear retaining walls. All level changes in the courtyards may not be shown.