



**Applicable to lot 103, 104, 105, 106, 108, 110, 111 and 113
22 Campbell Street , Grantham Farm**

\$1,207,600

Land Size: **302 sqm**
House Size: **220 sqm**

Supreme Inclusions






- Fixed site costs & BASIX requirements.
- Cladding free full brick house.
- 2700mm ceiling height to ground floor.
- 2700mm ceiling height to first floor.
- Tiles on the ground floor.
- Hybrid floor first floor with high thick flooring with sound resistance underlay.
- Custom Designed staircase with timber steps.
- Glass Balustrade to stairs, void and balcony.
- 40mm stone benchtops featuring waterfall ends.
- Soft close kitchen drawers.
- Unlimited downlights throughout.
- Video Intercom.
- Full tile bathroom.

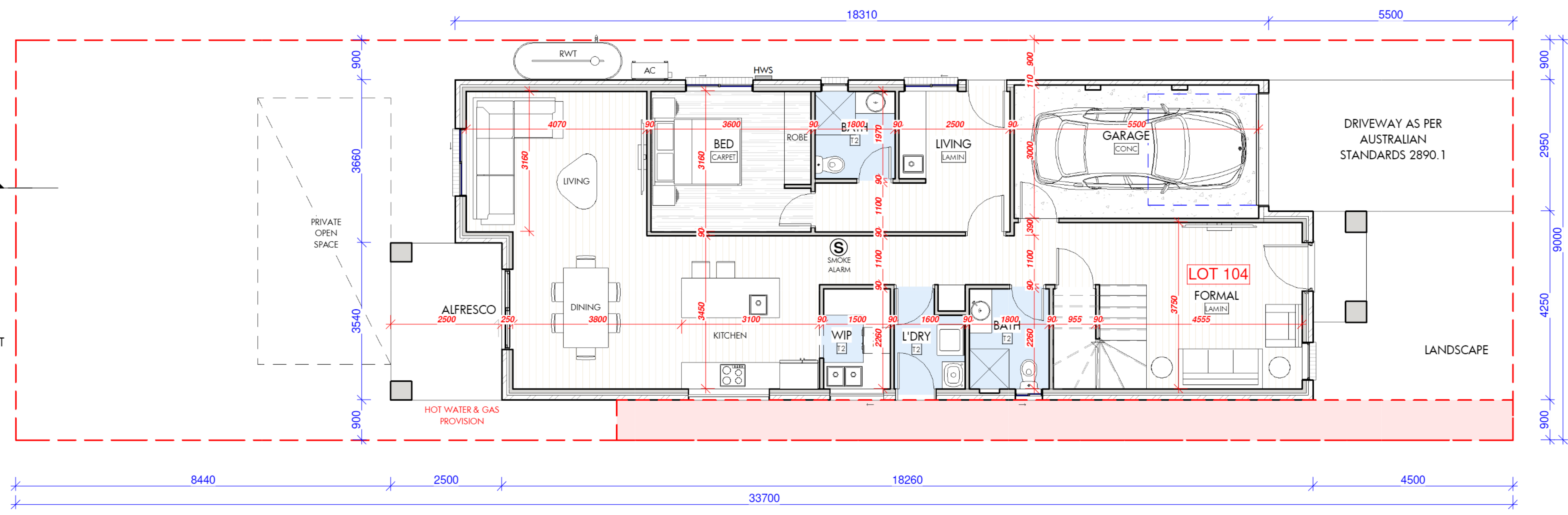
**Dual
Income
opportunity for
investors**

AREAS FOR BUILDERS		
Area	sq.m	sqrs
ALFRESCO	8.85	0.95
BALCONY	3.00	0.32
FF LIVING	75.69	8.16
GARAGE	17.82	1.92
GF LIVING	114.54	12.34
PORCH	3.00	0.32
TOTAL	222.90	24.02

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-  CARPET
-  CONC
-  LAMIN
-  T1
-  T2
-  T3



1 GROUND FLOOR
1 : 100

eco. factor Pty. Ltd
MEMBER:
SUITE 1, LEVEL 2,
215-219 GEORGE ST., LIVERPOOL
2170, NSW, Australia.
P: 1300 326 322
info@ecofactor.com.au
www.ecofactor.com.au



BEFORE YOU DIG
www.byda.com.au
Zero Damage - Zero Harm

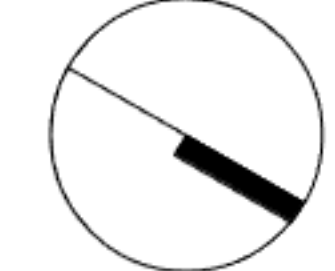
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AS 1288 GLASS IN BUILDINGS - SELECTION AND INSTALLATION
AS 1428 DESIGN FOR ACCESS AND MOBILITY
AS 1657 FIXED PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS
AS 1688 MECHANICAL VENTILATION AND AIR-CONDITIONING
AS 1670 AUTOMATIC FIRE DETECTION AND ALARM SYSTEM
AS 1909 INSTALLATION OF TIMBER DOORSETS
AS 2047 WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION
AS 2293 EMERGENCY ESCAPE LIGHTING AND EXIT SIGNS FOR BUILDINGS
AS 2444 PORTABLE FIRE EXTINGUISHERS
AS 3500 NATIONAL PLUMBING AND DRAINAGE
AS 3600 CONCRETE STRUCTURES
AS 3700 MASONRY STRUCTURES
AS 3740 WATERPROOFING OF DOMESTIC WET AREAS
AS 4100 STEEL STRUCTURES
AS 4254 DUCTWORK FOR AIR-HANDLING SYSTEMS IN BUILDINGS
AS 3610 FORMWORK FOR CONCRETE
OTHER ALTERNATIVE SOLUTION

NORTH



TAG SYMBOLS

W# WINDOW TAG DF DOOR TAG

WALL TAG DOOR TAG

DO NOT SCALE. USE FIGURED DIMENSIONS ONLY. VERIFY ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCING CONSTRUCTION, FABRICATION, OR SHOP DRAWINGS.
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No.	DESCRIPTION	DATE

0 1.0 m 2.5 m 5.0 m
SCALE: 1:100

CLIENT
INNOVATION BUILDERS

PROJECT
DESIGN FOR 9 METER WIDE LOT DOUBLE STOREY HOUSE

DRAWING TITLE
GROUND FLOOR PLAN

SCALE
1 : 100

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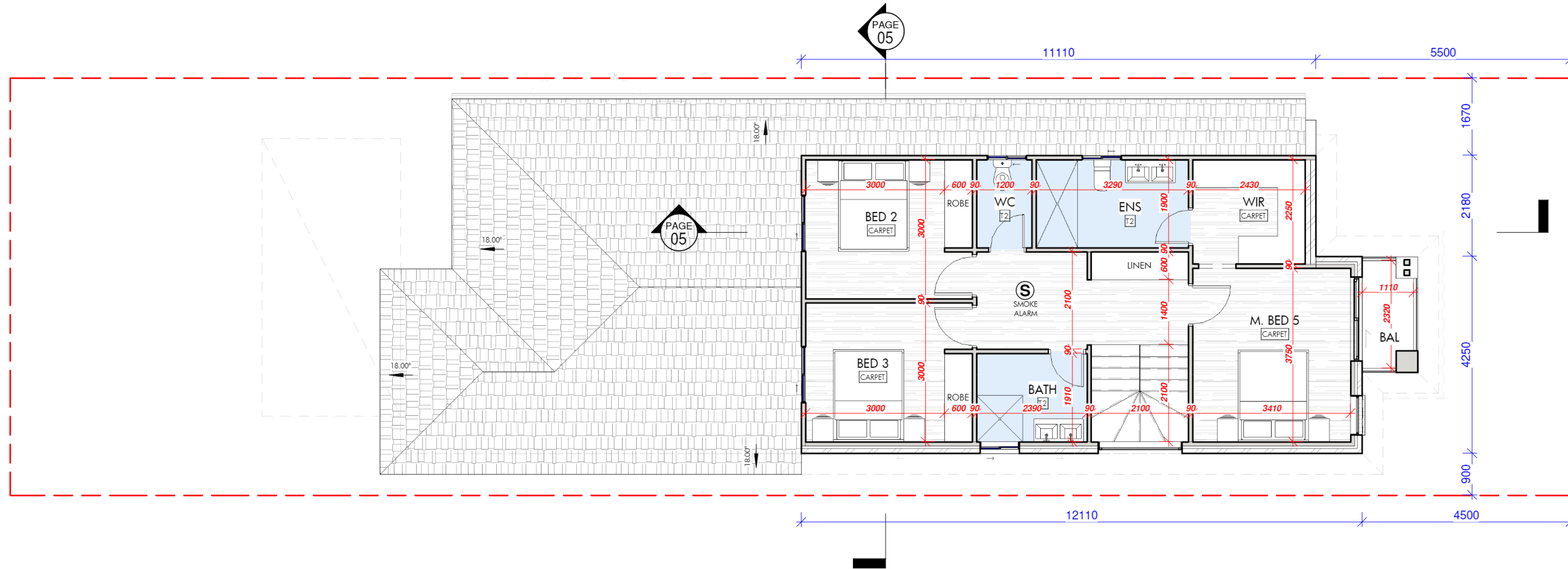
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PROJ. STAGE
conc

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- CARPET
- CONC
- LAMIN
- T1
- T2
- T3

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1 : 100

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Design Solutions

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PRJ. STAGE
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