



**Applicable to lot 109 and 112
22 Campbell Street , Grantham Farm**

\$1,323,300

Land Size: **338 sqm**
House Size: **241 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.

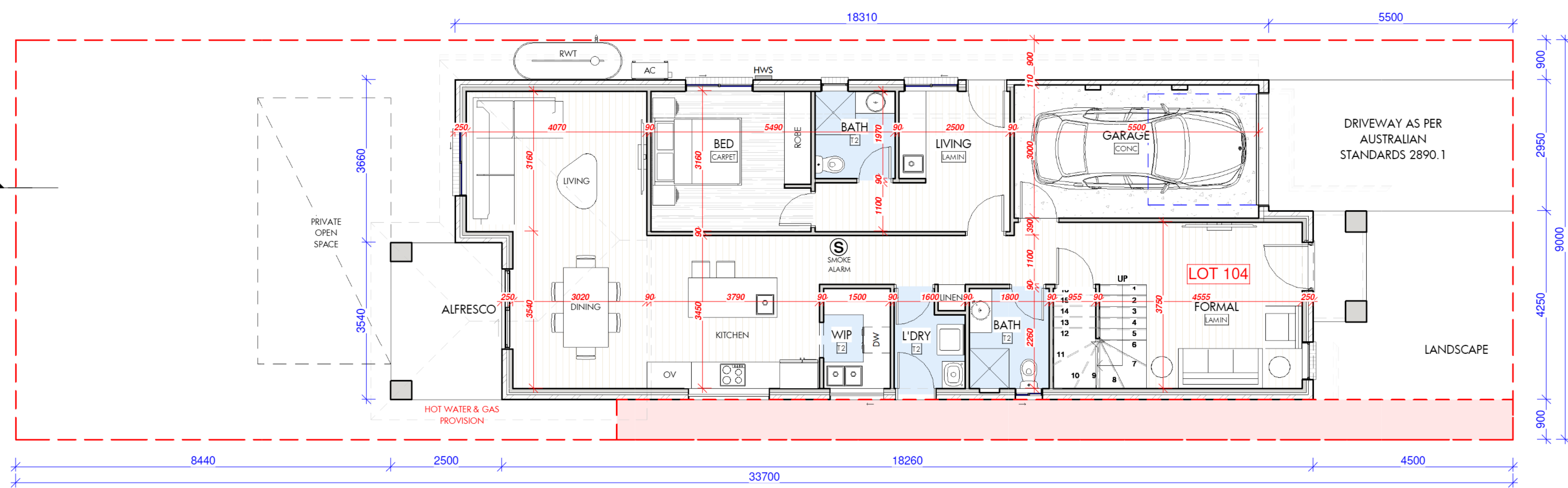
**Dual
Income
opportunity for
investors**

AREAS FOR BUILDERS		
Area	sq.m	sqrs
ALFRESCO	8.85	0.95
BALCONY	3.00	0.32
FF LIVING	94.21	10.15
GARAGE	17.82	1.92
GF LIVING	114.54	12.34
PORCH	3.00	0.32
TOTAL	241.42	26.02

PAGE 05

PAGE 05

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



1 GROUND FLOOR

1 : 100

eco. factor Pty. Ltd
 MEMBER:
 SUITE 1, LEVEL 2,
 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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- Figured dimensions are to take preference over scaled dimensions.
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THE FOLLOWING STANDARDS MAY BE REFERRED TO IN THIS DRAWING:
 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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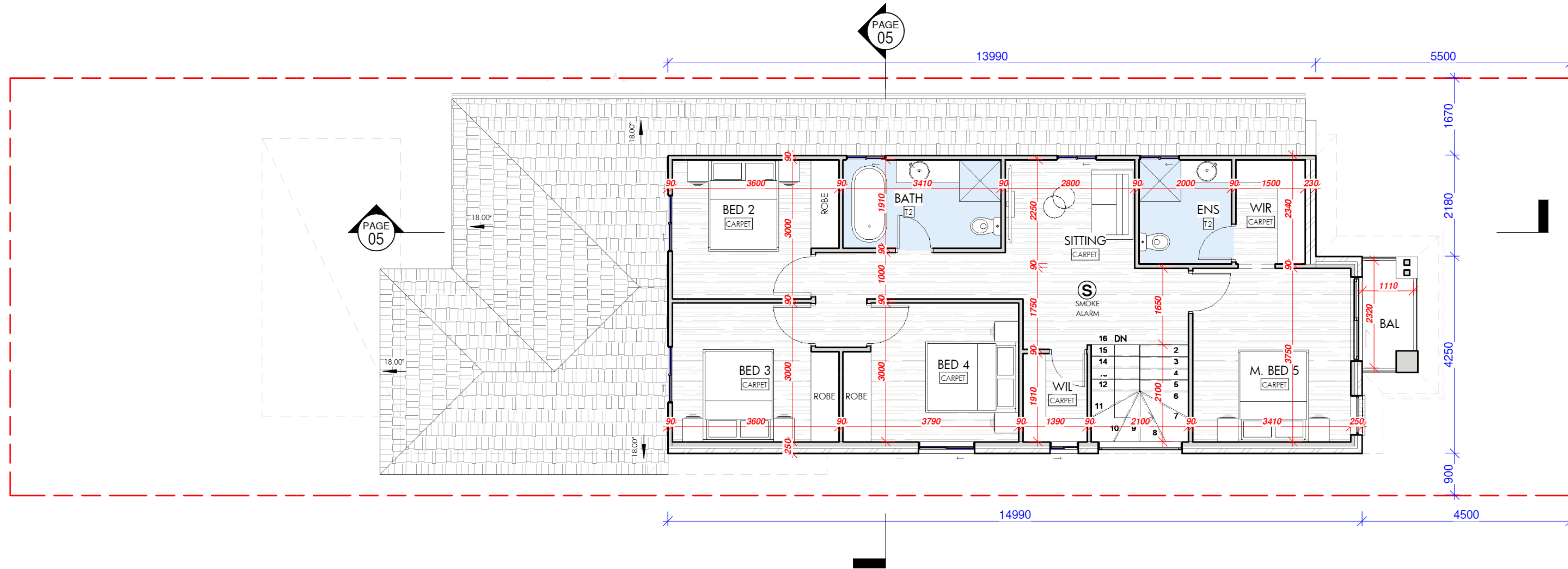
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PROJ. STAGE
 conc

PAGE NUMBER
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-  T1
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1 FIRST FLOOR
1 : 100

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