



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

**\$1,277,000**

Land Size: **302 sqm**  
House Size: **275 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.

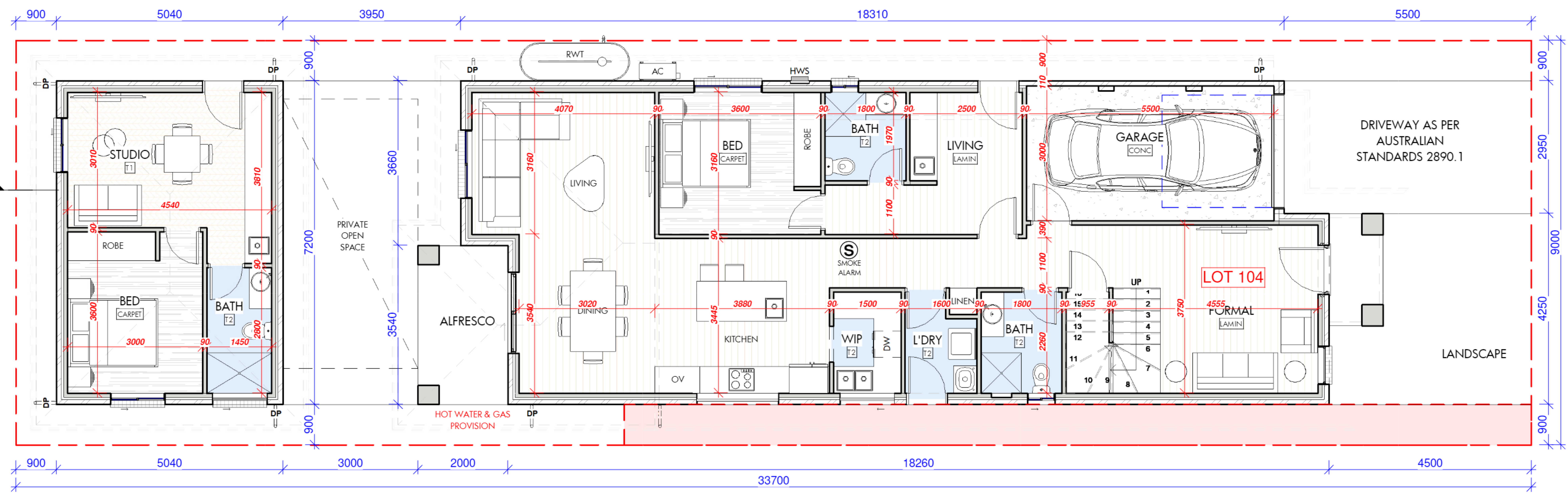
**Triple  
Income  
opportunity for  
investors**

| AREAS FOR BUILDERS |        |       |
|--------------------|--------|-------|
| Area               | sq.m   | sqrs  |
| ALFRESCO           | 7.08   | 0.76  |
| 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  |
| STUDIO             | 36.29  | 3.91  |
| TOTAL              | 275.94 | 29.73 |

PAGE 05

PAGE 05

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



# 1 GROUND FLOOR

1 : 100

**eco. factor** Pty. Ltd  
 MEMBER:  
 bdaa  
 BUILDING DESIGNERS  
 ASSOCIATION OF AUSTRALIA

MEMBER:  
 bdaa  
 BUILDING DESIGNERS  
 ASSOCIATION OF AUSTRALIA

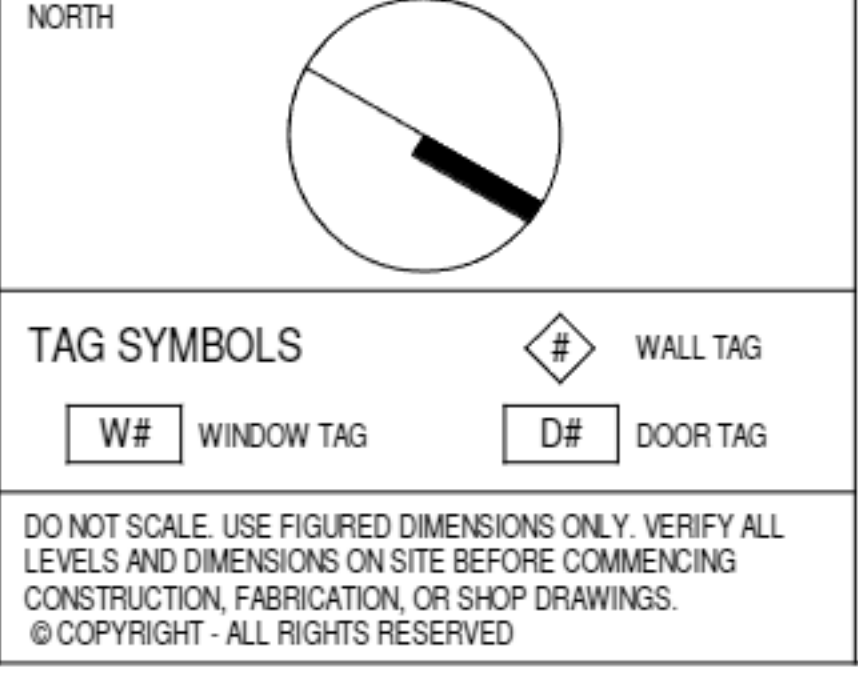
**BEFORE YOU DIG**  
 www.byda.com.au  
 Zero Damage - Zero Harm

This drawing is the property of ECO.FACTOR PTY LTD and shall not be used in full or in part without consent of ECO.FACTOR PTY LTD

- Figured dimensions are to take preference over scaled dimensions.
- Builder shall be held responsible to verify all dimensions/levels on site & notify any discrepancy to ECO.FACTOR PTY LTD
- All materials are to be used in accordance with manufacturer's specifications and instructions and to comply with relevant Australian Standards.

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



| 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 DOUBLE STOREY HOUSE

DRAWING TITLE  
 GROUND FLOOR PLAN

SCALE  
 1 : 100

DATE  
 22-Nov-23 3:25:29 PM


DRAWN  
 DU

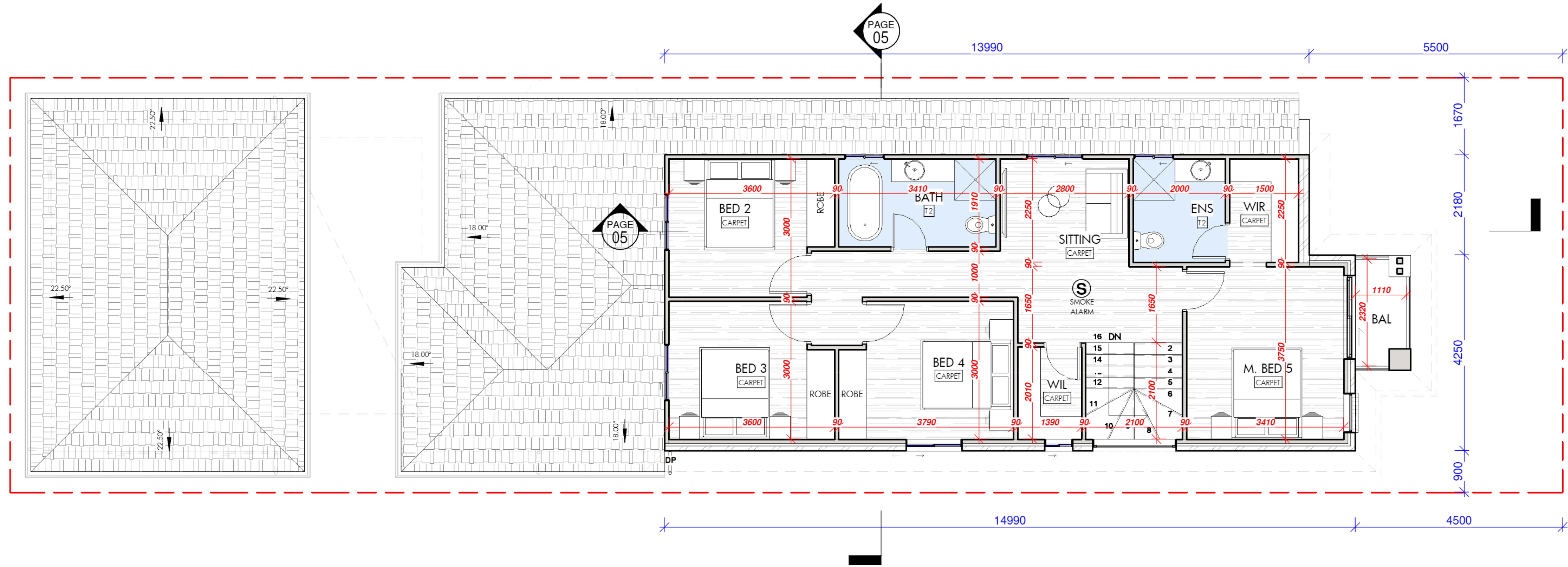
CHECKED  
 AI

DRAWING NO.  
 23114

PROJ. STAGE  
 conc

PAGE NUMBER  
 conc - 02

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



**1** FIRST 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

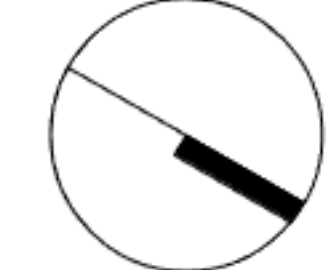
This drawing is the property of ECO.FACTOR PTY LTD and shall not be used in full or in part without consent of ECO.FACTOR PTY LTD

- Figured dimensions are to take preference over scaled dimensions.  
- Builder shall be held responsible to verify all dimensions/levels on site & notify any discrepancy to ECO.FACTOR PTY LTD  
- All materials are to be used in accordance with manufacturer's specifications and instructions and to comply with relevant Australian Standards.



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      D# 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.  
© COPYRIGHT - ALL RIGHTS RESERVED

| 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 DOUBLE STOREY HOUSE

DRAWING TITLE  
FIRST FLOOR PLAN

SCALE  
1 : 100

DATE  
22-Nov-23 3:25:31 PM

DRAWN  
DU

CHECKED  
AI

DRAWING NO.  
23114

PROJ. STAGE  
conc

PAGE NUMBER  
conc -02.1