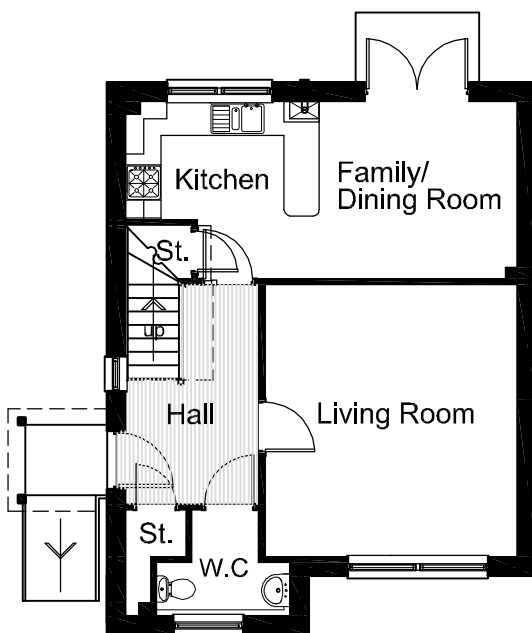
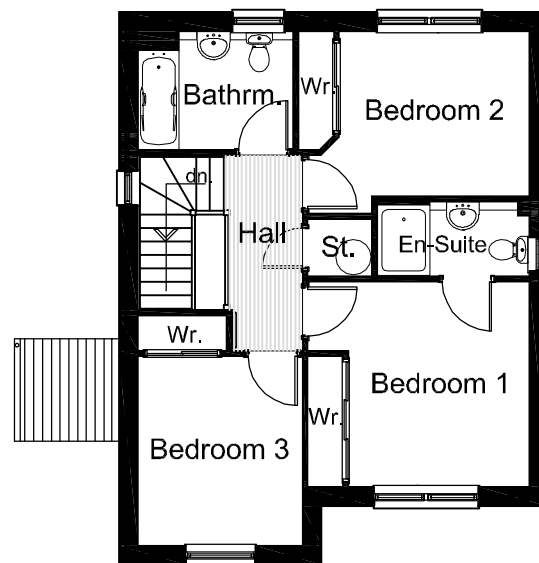




Front Elevation



Ground Floor Plan



First Floor Plan

## Valerian - 3 Bedroom Detached House

Living Room	4.63 x 4.28m (15'2" x 14'0")
Kitchen	3.30 x 3.02m (10'10" x 9'11")
Family/Dining	3.37 x 3.02m (11'1" x 9'11")
W.C.	2.27 x 0.90m (7'5" x 3'0") (Excludes area at door)
Bathroom	2.63 x 2.00m (8'8" x 6'7")
Bedroom 1	3.48 x 3.08m (11'5" x 10'1")
En-Suite	2.58 x 1.27m (8'6" x 4'2")
Bedroom 2	3.22 x 2.78m (10'7" x 9'1")
Bedroom 3	3.23 x 2.80m (10'7" x 9'2")

Floor Area 109.4sq.m (1177.5 sq.ft.) Approx.

**NOTE:**

Although we take every care the as built sizes may vary slightly and as with the floor plans and elevations (not to scale) they are for indicative purposes only. Some homes are built handed (mirrored) to the plan shown, refer to our Sales Representative for specific plot details. As our home styles are subject to continual development these particulars are subject to change and are intended for general guidance only and do not form part of any contract.