



LOT 6 Verbeena Street, BARANDUDA VIC 3690



3



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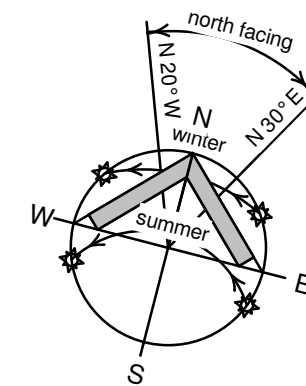
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Land Price:	\$ 98,000.00
Build Price:	\$221,000.00
Total Price:	\$319,000.00
Harcourts Rental Appraisal:	\$350 - \$360/week
Vendor:	Stepcon Investments Pty Ltd



Affordable *Turnkey* Homes

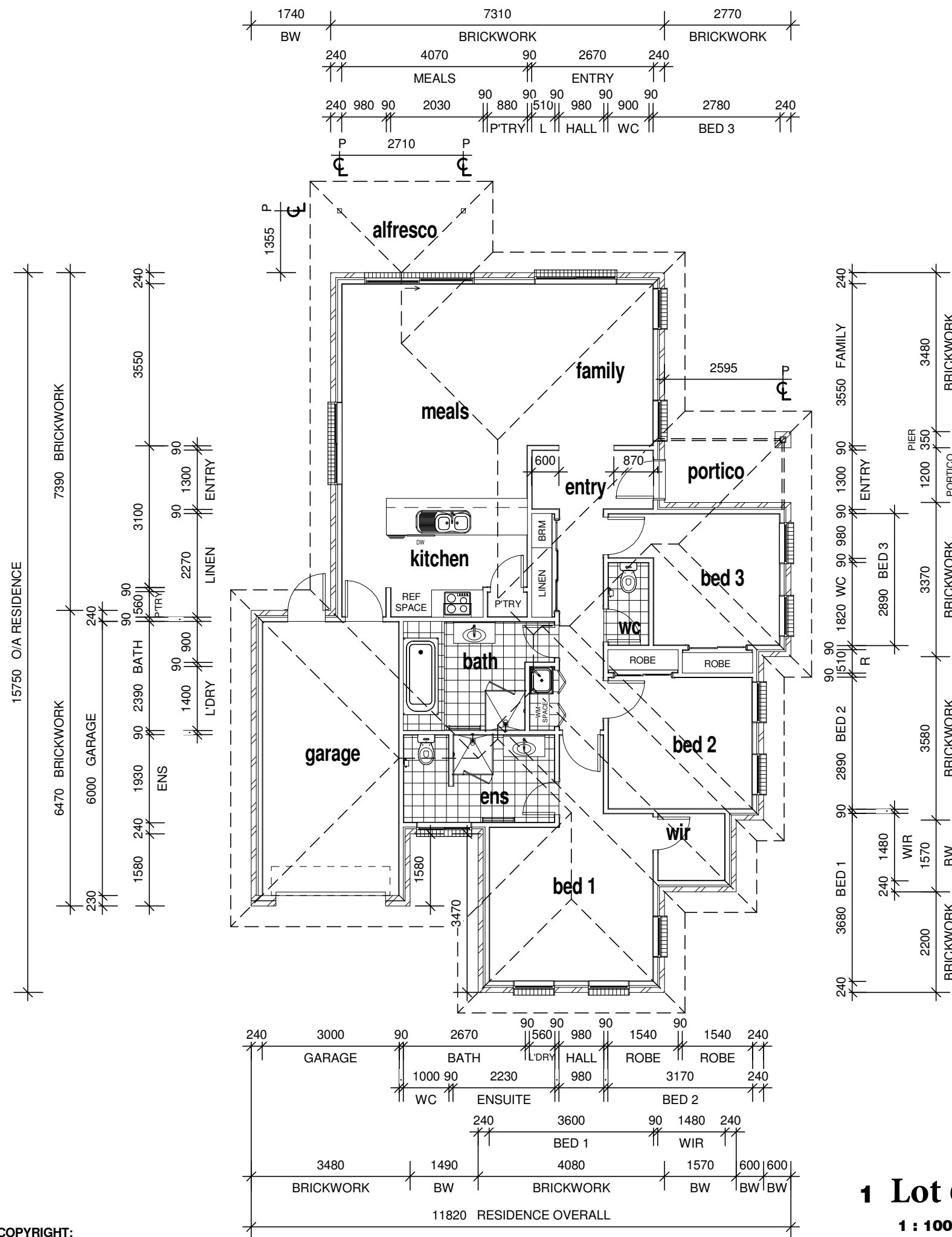
LOT 6 TOWNHOUSE FLOOR PLAN



LOT H - Area Schedule	
Name	Area
RESIDENCE	116.52 m ²
GARAGE	20.98 m ²
ALFRESCO	8.00 m ²
PORTICO	6.44 m ²
Grand total	151.94 m ²

1 Lot 6 Floor Plan

1 : 100 @ A3





LOT 7 Verbena Street, BARANDUDA VIC 3690



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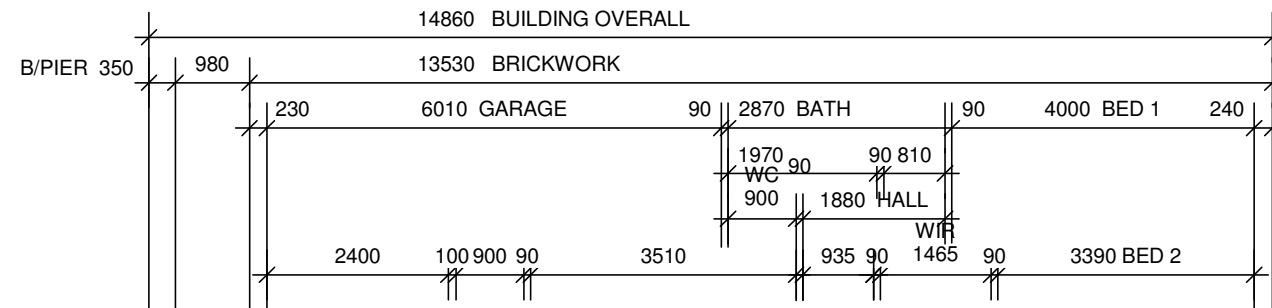


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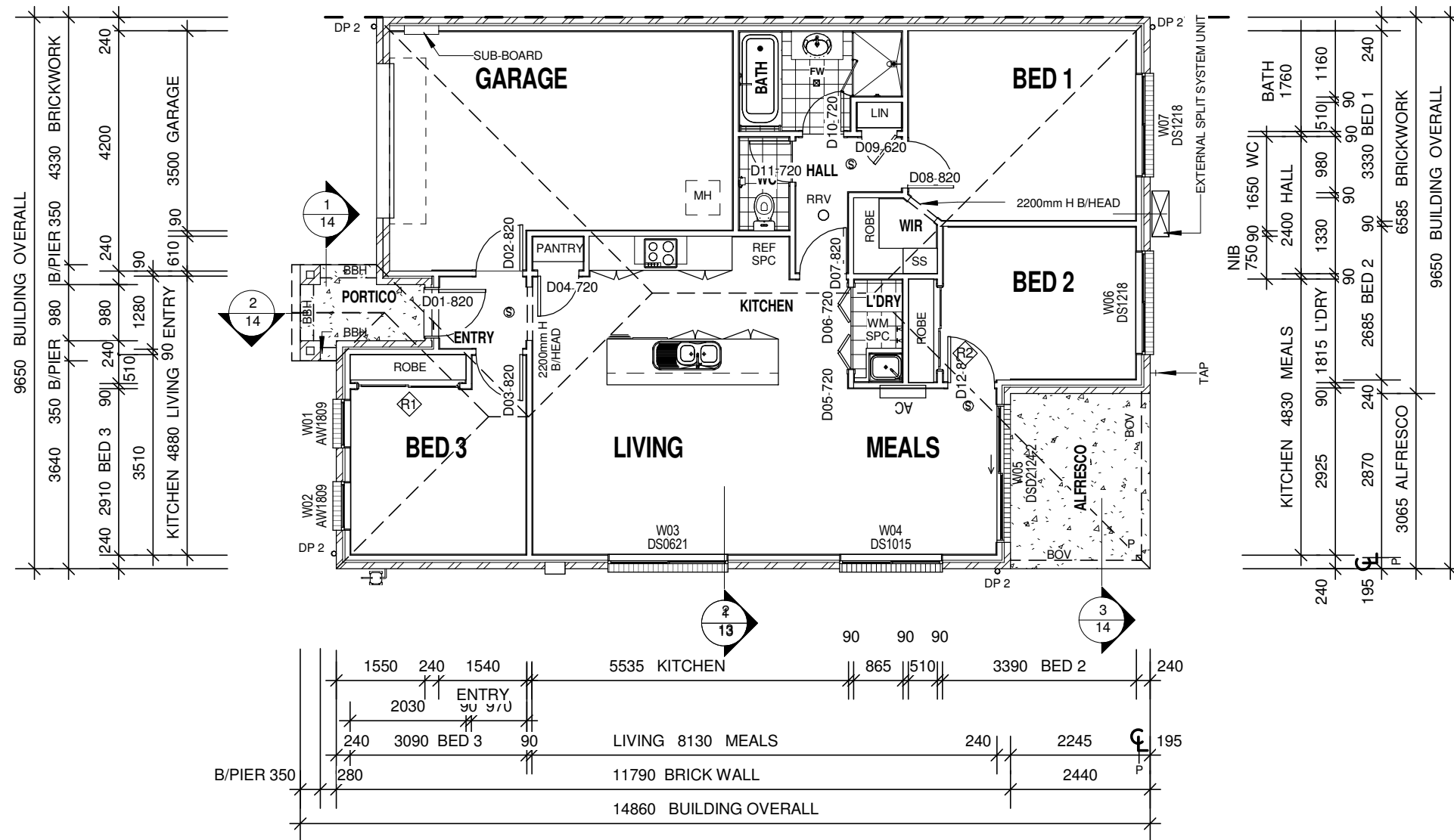
Land Price:	\$ 89,000.00
Build Price:	\$206,000.00
Total Price:	\$295,000.00
Harcourts Rental Appraisal:	\$350 - \$360/week
Vendor:	Stepcon Investments Pty Ltd



Affordable *Turnkey* Homes



NAME	AREA	SQUARES
RESIDENCE	99.06 m ²	10.66
GARAGE	24.96 m ²	2.69
ALFRESCO	7.56 m ²	0.81
PORTICO	3.55 m ²	0.38
Grand total	135.13 m ²	14.55



Affordable *Turnkey* Homes

© COPYRIGHT:	REV:	DESCRIPTION:	DATE:	CLIENT/S:	DESIGNER:	FLOOR PLAN	
					DRAFTING:	SCALE:	PROJECT No:
				ADDRESS:	PB	1 : 100	
					ESTIMATOR:	SHEET No:	of



**LOT 8 Verbena Street,
BARANDUDA VIC 3690**



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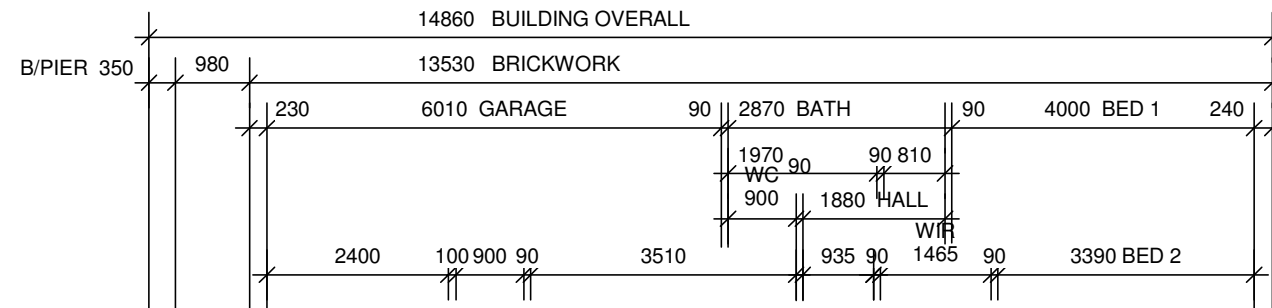


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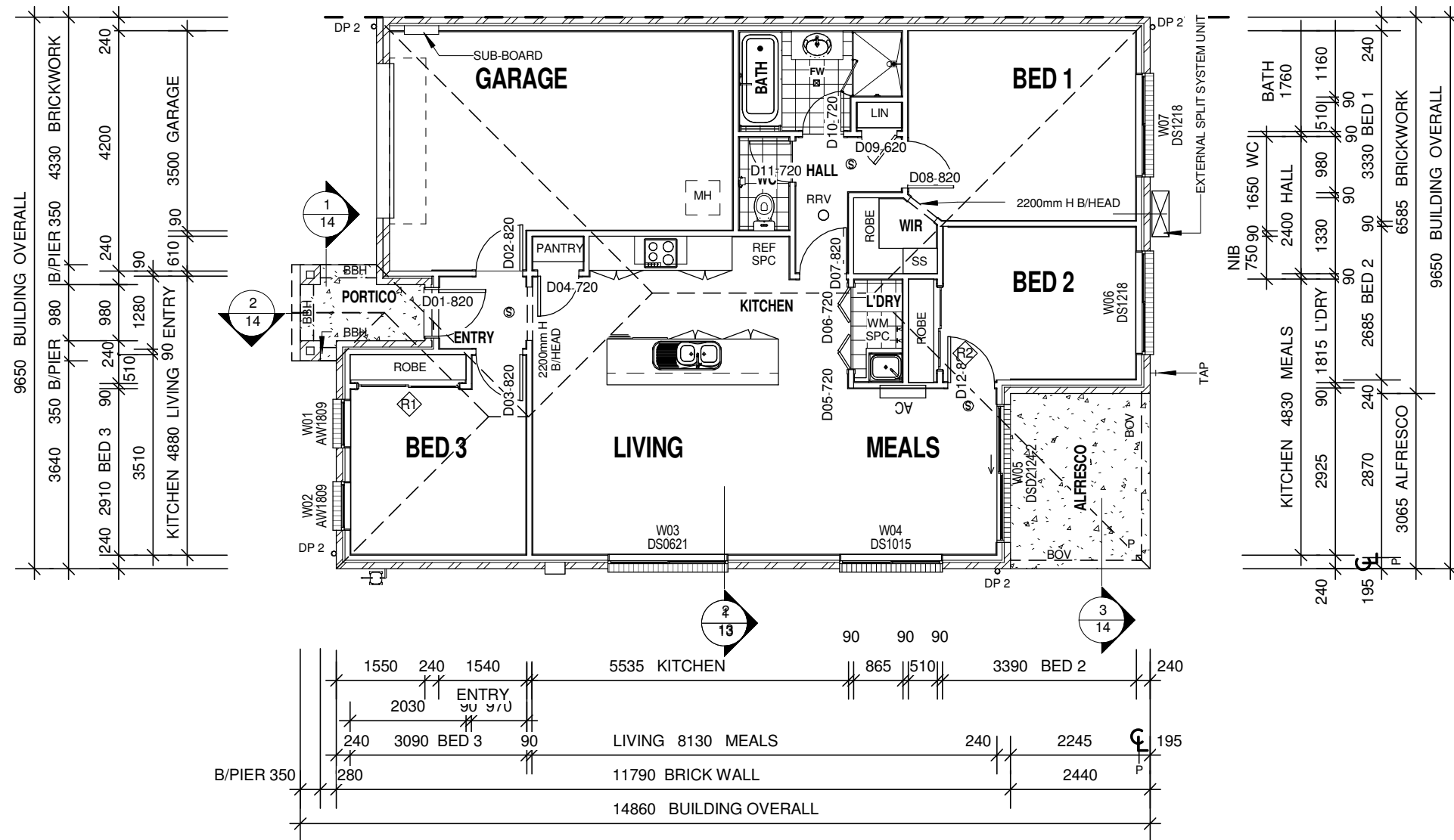
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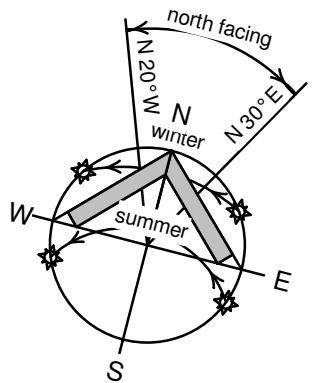
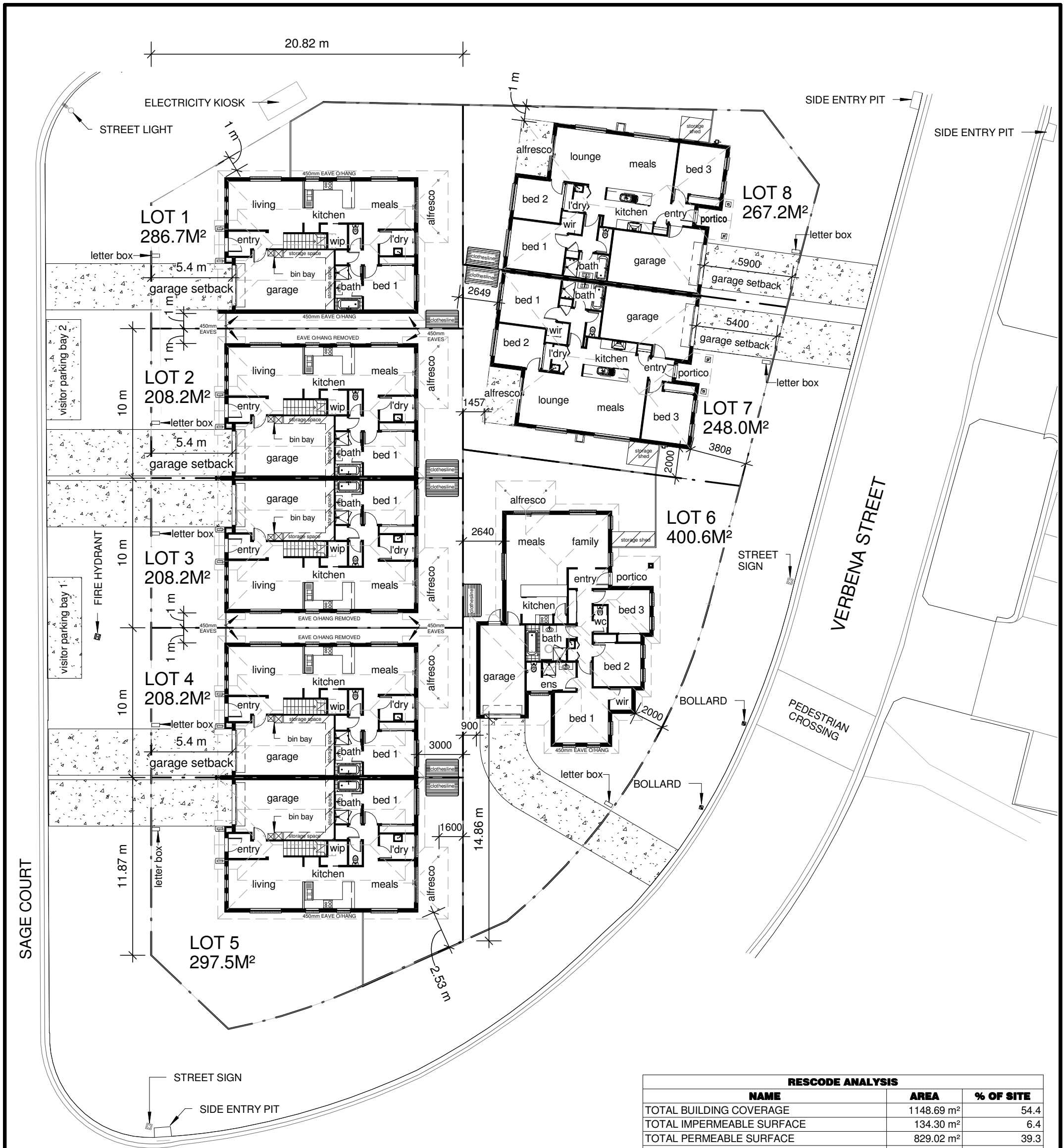


Designed as an efficient, affordable home this Townhouse makes great use of space to feel larger than it is. The Townhouse is a very popular low maintenance design. Extremely popular with first homebuyers and investors alike this home suits the modern lifestyle.

Designed from the ground up to suit modern narrower style allotments but deliver all the house you want this Townhouse will not disappoint.

Like all iBuild Homes, this one has a surprising amount of storage throughout from the large pantry to the built-in linen cupboard and sizable robes to each bedroom.

Situated close to every service that could possibly be required it offers an opportunity for great return and will be of high interest to young families.



1 site plan
1 : 250

**Lot 50 Sage Court
Baranduda**

RESCODE ANALYSIS		
NAME	AREA	% OF SITE
TOTAL BUILDING COVERAGE	1148.69 m ²	54.4
TOTAL IMPERMEABLE SURFACE	134.30 m ²	6.4
TOTAL PERMEABLE SURFACE	829.02 m ²	39.3
LOT 1 - SECLUDED PRIVATE OPEN SPACE	85.87 m ²	4.1
LOT 2 - SECLUDED PRIVATE OPEN SPACE	30.00 m ²	1.4
LOT 3 - SECLUDED PRIVATE OPEN SPACE	30.00 m ²	1.4
LOT 4 - SECLUDED PRIVATE OPEN SPACE	30.00 m ²	1.4
LOT 5 - SECLUDED PRIVATE OPEN SPACE	49.59 m ²	2.3
LOT 6 - SECLUDED PRIVATE OPEN SPACE	38.76 m ²	1.8
LOT 7 - SECLUDED PRIVATE OPEN SPACE	20.46 m ²	1
LOT 8 - SECLUDED PRIVATE OPEN SPACE	41.89 m ²	2
LOT 7 - ADDITIONAL PRIVATE OPEN SPACE	14.46 m ²	0.7
LOT 1 - ADDITIONAL PRIVATE OPEN SPACE	73.37 m ²	3.5
LOT 2 - ADDITIONAL PRIVATE OPEN SPACE	63.39 m ²	3
LOT 3 - ADDITIONAL PRIVATE OPEN SPACE	63.39 m ²	3
LOT 4 - ADDITIONAL PRIVATE OPEN SPACE	63.39 m ²	3
LOT 5 - ADDITIONAL PRIVATE OPEN SPACE	131.83 m ²	6.2
LOT 6 - ADDITIONAL PRIVATE OPEN SPACE	97.33 m ²	4.6
LOT 7 - ADDITIONAL PRIVATE OPEN SPACE	81.56 m ²	3.9
LOT 8 - ADDITIONAL PRIVATE OPEN SPACE	221.26 m ²	10.5