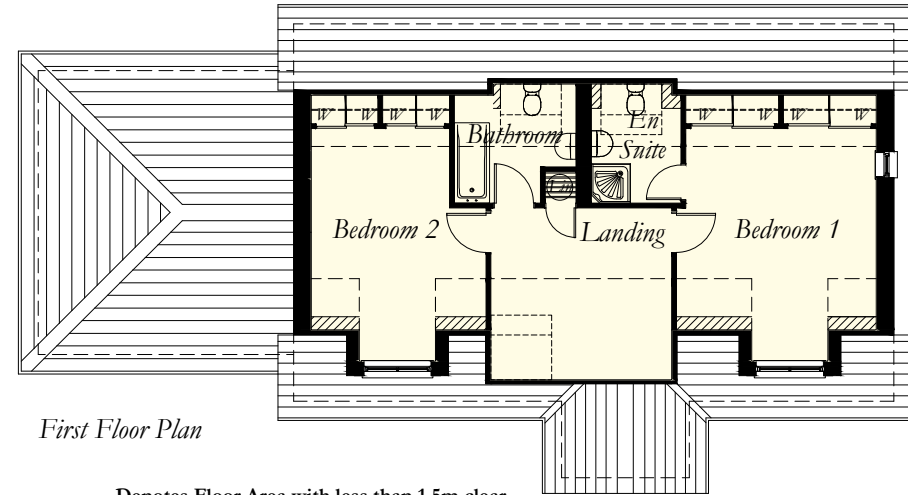





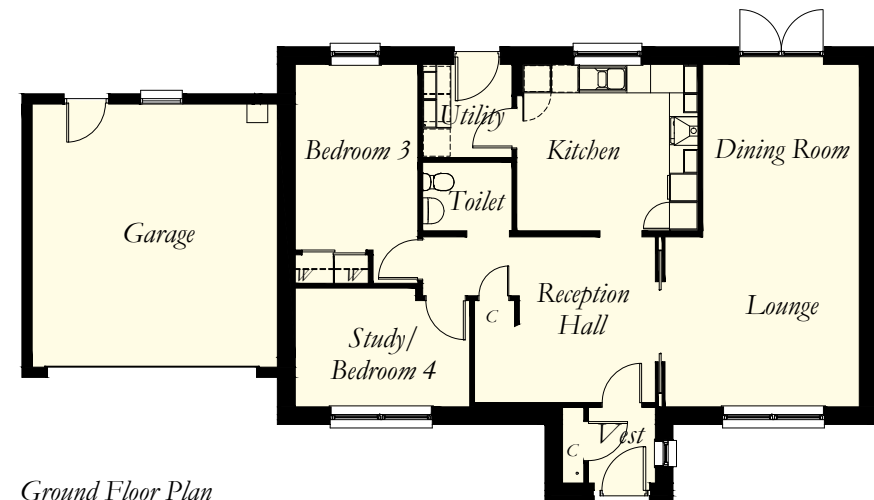
**STEPHEN**  
Est. 1935  
Builders of Fine Homes

## GLEN APPIN 4 Bedroom Villa



First Floor Plan

 Denotes Floor Area with less than 1.5m clear height. Room sizes exclude hatched areas



Ground Floor Plan

### Room Sizes

#### Ground Floor

Lounge	4120 x 3595	(13'6" x 11'9")
Dining	3315 x 3645	(10'10" x 11'11")
Kitchen	3815 x 3520	(12'6" x 11'6")
Utility	1900 x 1970	(6'2" x 6'5")
Toilet	1900 x 1450	(6'2" x 4'9")
Bedroom 3	2590 x 3925	(8'5" x 12'10")
Bedroom 4/ Study	3690 x 2510	(12'1" x 8'2")
Garage	5185 x 5570	(17'0" x 18'3")

#### First Floor

Bedroom 1	4025 x 3980	(13'2" x 13'0")	Plus Dormer Window
En Suite	1900 x 2000	(6'2" x 6'6")	
Bedroom 2	3700 x 3980	(12'1" x 13'0")	Maximum Sizes, Plus Dormer Window
Bathroom	2575 x 2000	(8'5" x 6'6")	Maximum Sizes

N.B. Room Sizes Exclude Wardrobes

**Gross Floor Area 149.77 sq m 1612 sq ft**