



# Sunderland

4  
 2  
 3.5  
 2



Artist Impression



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4
 2
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Ground Floor



First Floor

### Areas

Ground Floor	148.94sqm
First Floor	127.28sqm
Garage	36.34sqm
Alfresco/Deck	47.58sqm
Portico	19.17sqm
<b>Total</b>	<b>40.83sq 379.31sqm</b>

Exterior Width	11.85m
Exterior Length	23.03m
Minimum Block Width	15m
Minimum Block Length	27m

**Disclaimer:** the minimum lot width and length measurements on this brochure act as a guide only. Each municipality has its own rules and regulations regarding property setbacks, and each block of land is unique and may have its own restrictions, eg easements, covenants, etc.