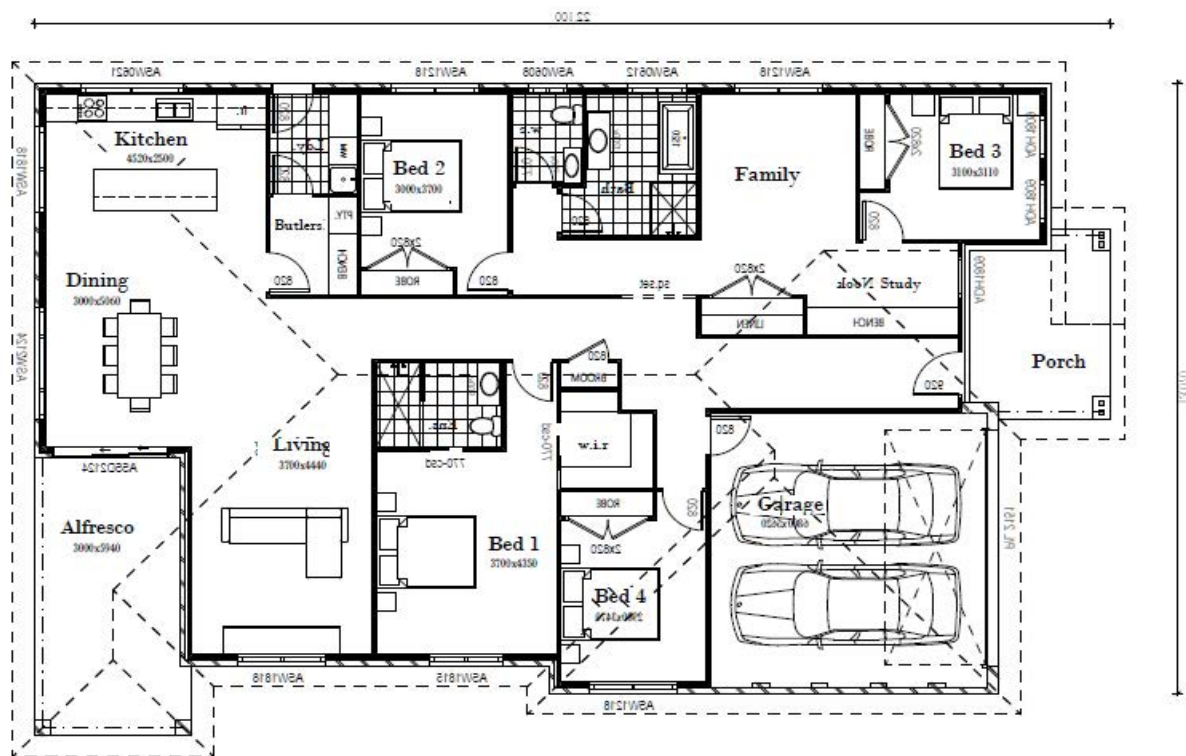




LOT 1612 Murphy Way, Wyee

\$1,125,000 (LAND \$580,000)



GROUND FLOOR PLAN
1:100

ALFRESCO - 18.2 SQM
GARAGE - 37.07 SQM
LIVING - 205.7 SQM
PORCH - 10.7 SQM

269.5 SQM



INCLUSIONS

- FIXED SITE COST
- INC. DRIVEWAY
- DUCTED AIR
- STONE TOPS
- CARPETS
- FLOATING FLOORS
- F & P APPLIANCES
- COLORBOND ROOF
- DEEP EDGE BEAM
- PORCH & ALFRESCO TILING
- *NO LANDSCAPING

4 2 2 2 2

Terms & conditions apply

- Images are for illustrative purpose only and may include optional upgrades not included in the price of the house
- Valletta homes reserves the right to change plans, prices, specifications, product, suppliers without notice
- the purchase is a split contract where the land is purchased through the developer and the building contract is entered into with Valletta homes, So stamp duty is only paid on the land
- ABN: 18617280181
- BUILDERS LIC: 36443c

BETTER HOMES, BETTER DESIGN, BUILT BETTER



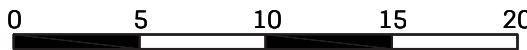
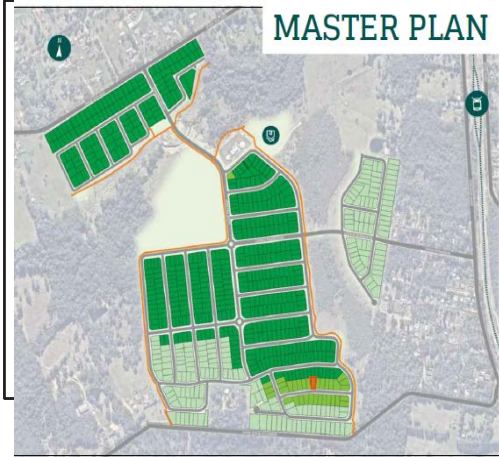
LOT 1612 MURPHY WAY WYEE

STAGE PLAN



THE MURPHY RELEASE

MASTER PLAN

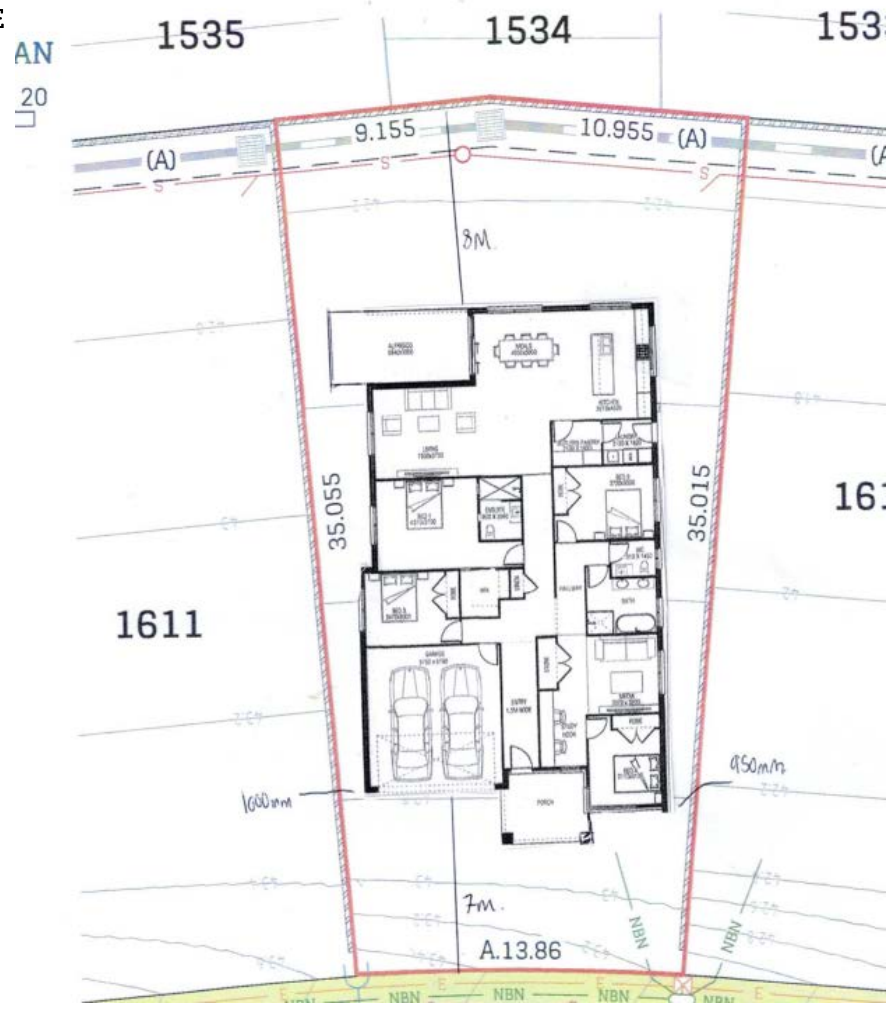


SCALE 1:300 @ A4

(A) EASEMENT TO DRAIN WATER 2 WIDE



(A) EASEMENT TO DRAIN WATER 2 WIDE



LEGEND:

- | | | | |
|--|-----------------------------------|--|------------------------------|
| | Subject Lot Boundary | | Gas (available) |
| | Adjoining Lot Boundary | | U/G Electricity services |
| | Easement | | Power Pole |
| | Sewer Rising main | | Street Light |
| | Sewer Man Hole /maintenance shaft | | Electrical Pillar |
| | Water main | | NBN |
| | Water Hydrant | | NBN Pit |
| | Water Stop Valve | | Retaining Wall |
| | Stormwater pipe | | Design Major surface contour |
| | Stormwater intel | | Design Minor surface contour |
| | Stormwater Pit | | Street Tree |

DISCLAIMER/NOTES:

- Contours are based on finished design levels and are subject to construction and Council certification and therefore should not be considered as final or as-built.
- Location of utility services including but not limited to power, water, sewer, communications and gas are subject to construction and Supply Authority certification and therefore should not be considered as final or as-built.
- Survey information such as boundary dimensions and areas, easements etc are subject to final survey. Purchasers should refer to the Deposited Plan and eB Instrument contained in the Contract for Sale of Land for further detailed information.
- This Preliminary Site Analysis Plan has been collated from various sources of design information and is provided for convenience to assist Purchasers in obtaining quotation/tenders for dwelling construction. This document does not form part of the Contract of Sale of the Land.

