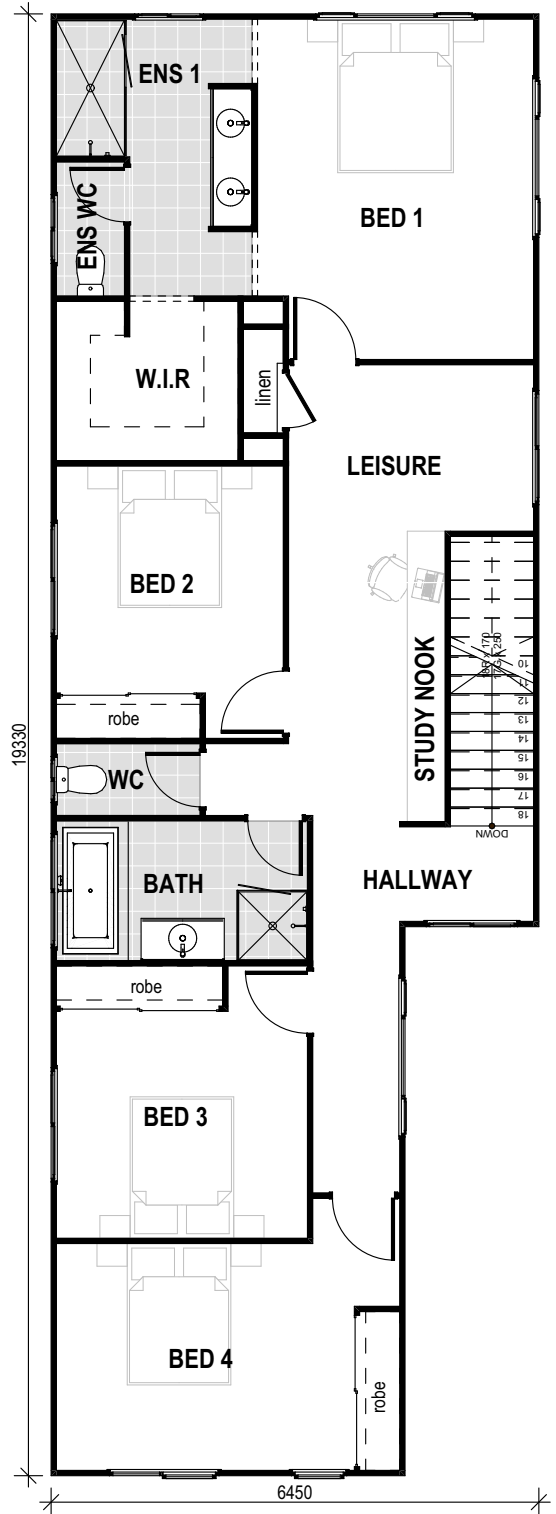


# YARRA 261

MIN. BLOCK WIDTH - 10m



ROOM DIMENSIONS		FLOOR AREAS	
<b>GROUND FLOOR</b>		<b>GROUND FLOOR</b>	
ALFRESCO	4000 X 3000	PORCH	3.13
FAMILY	4090 X 3900	LOWER LIVING	92.07
GARAGE	5790 X 6020	GARAGE	38.31
MEALS	3640 X 2380	ALFRESCO	12.00
THEATRE	3470 X 4200		<b>145.51 m<sup>2</sup></b>
<b>FIRST FLOOR</b>		<b>FIRST FLOOR</b>	
BED 1	3650 X 4500	UPPER LIVING	111.83
BED 2	3000 X 3000	BALCONY	4.00
BED 3	3320 X 3000		<b>115.83 m<sup>2</sup></b>
BED 4	3940 X 3000		<b>261.34 m<sup>2</sup></b>
LEISURE	3240 X 2200		



**NEPTUNE  
HOMES**