

Lew Geffen

Sotheby's

INTERNATIONAL REALTY



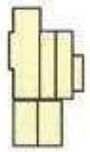
IMHOFF MANOR

PLANS & PRICELIST

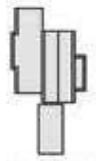
SITE DEVELOPMENT PLAN

PHASE 1

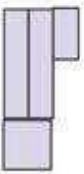
LEGEND



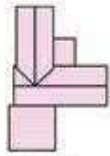
TYPE A - DG
158 sqm



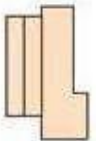
TYPE A - SG
141 sqm



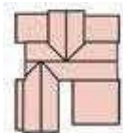
TYPE B1
191 sqm



TYPE B2
184 sqm



TYPE D
177 sqm



TYPE E
214 sqm





LOCATION



INTERIOR FINISHES



KITCHEN ACCESSORIES



BATHROOM ACCESSORIES


IMHOFF MANOR



KITCHEN
TOP



VINYL
FLOORING



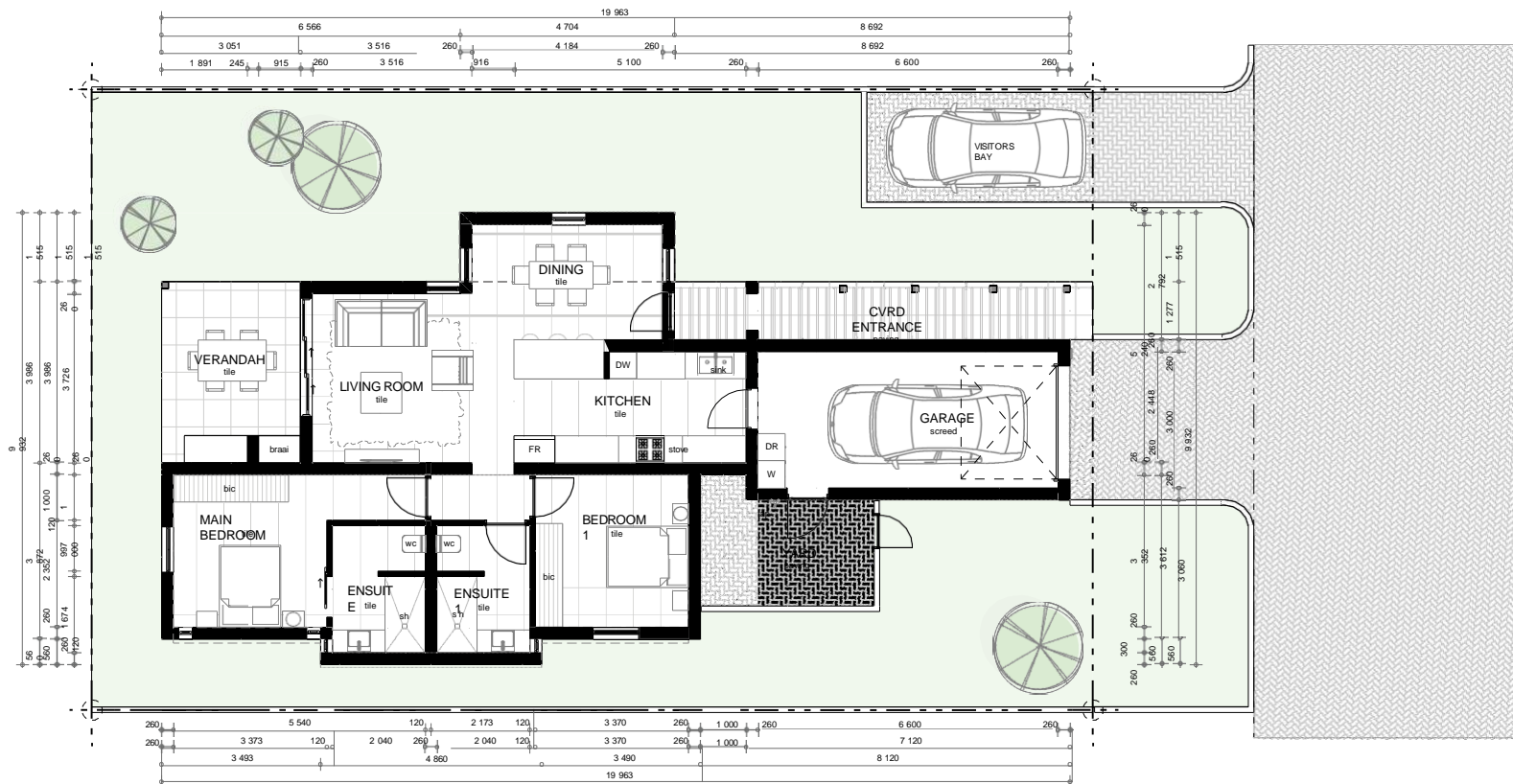
MOSAIC



BATHROOM
FLOORING

HOUSE PLANS

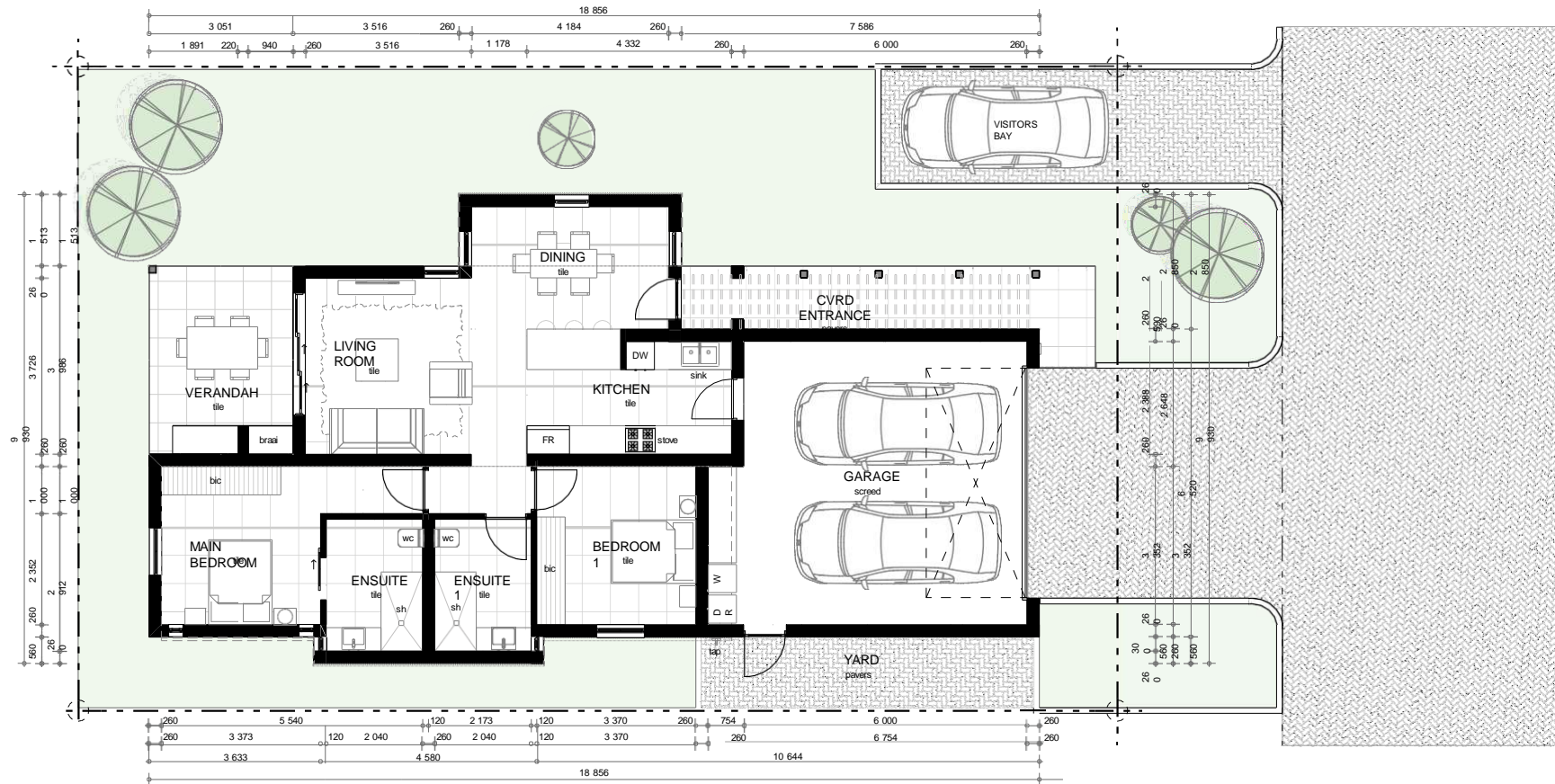
TYPE A1 - 2 BEDROOM



UNIT BREAKDOWN	AREA m ²
UNIT AREA WITH GARAGE	118m ²
VERANDAH	12m ²
ENTRANCE	11m ²
	141m²

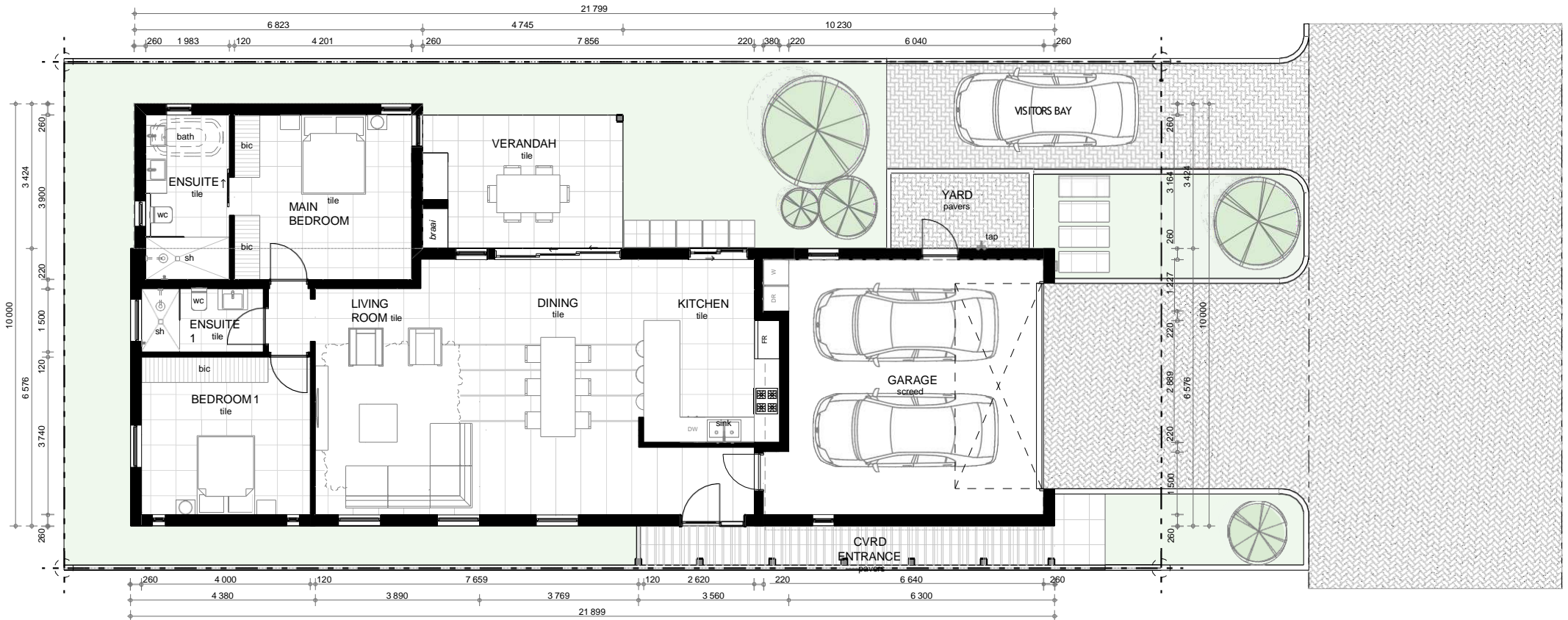
UNCOVERED AREA	AREA m ²
YARD	9m ²

TYPE A2 - 2 BEDROOM



	158m²
UNCOVERED AREA	AREA m ²
YARD	10m ²

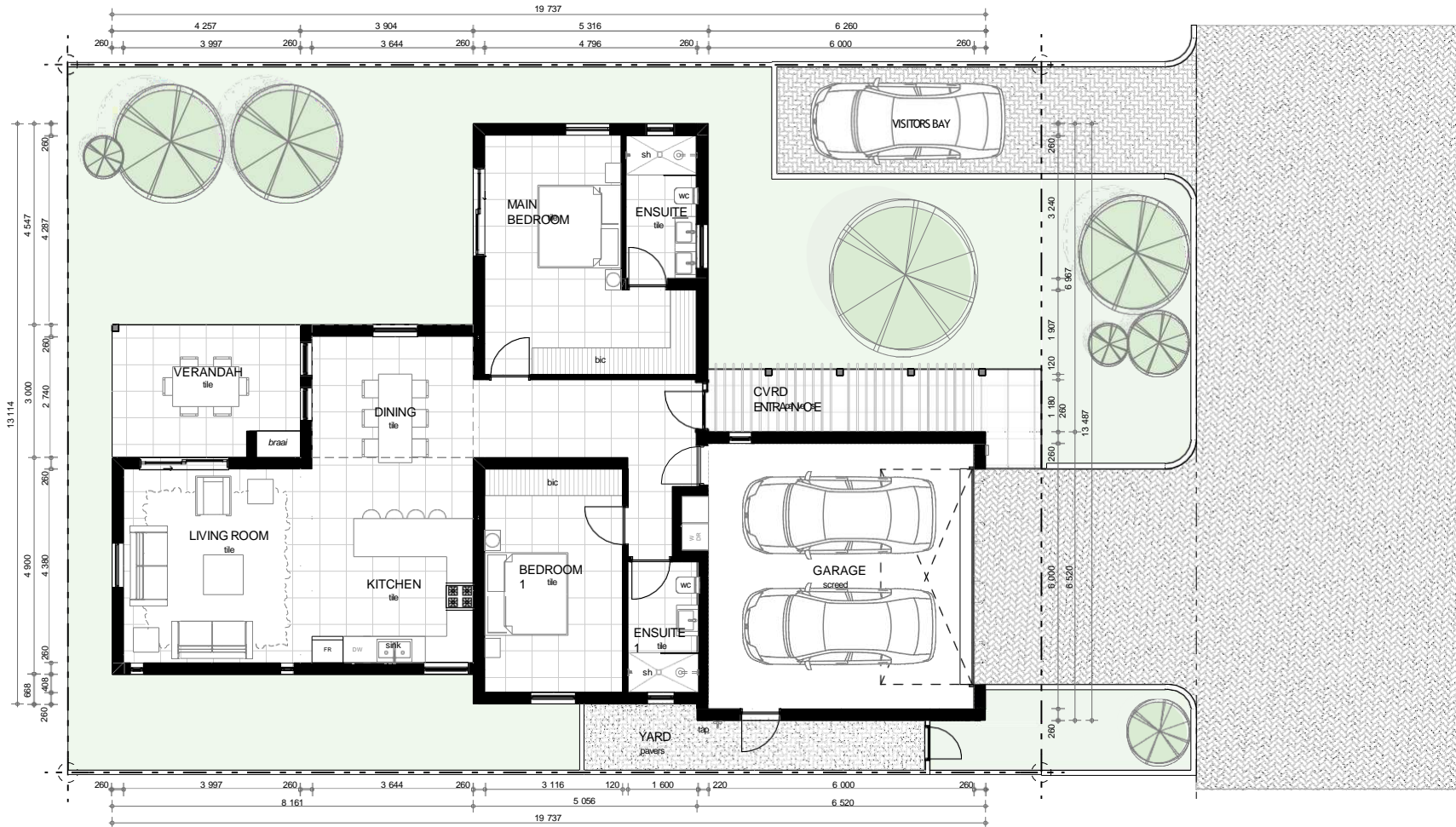
TYPE B1 - 2 BEDROOM



UNIT BREAKDOWN	AREA m ²
UNIT AREA WITH GARAGE	167 m ²
VERANDAH	15 m ²
ENTRANCE	9 m ²
	191 m ²

UNCOVERED AREA	AREA m ²
YARD	6 m ²

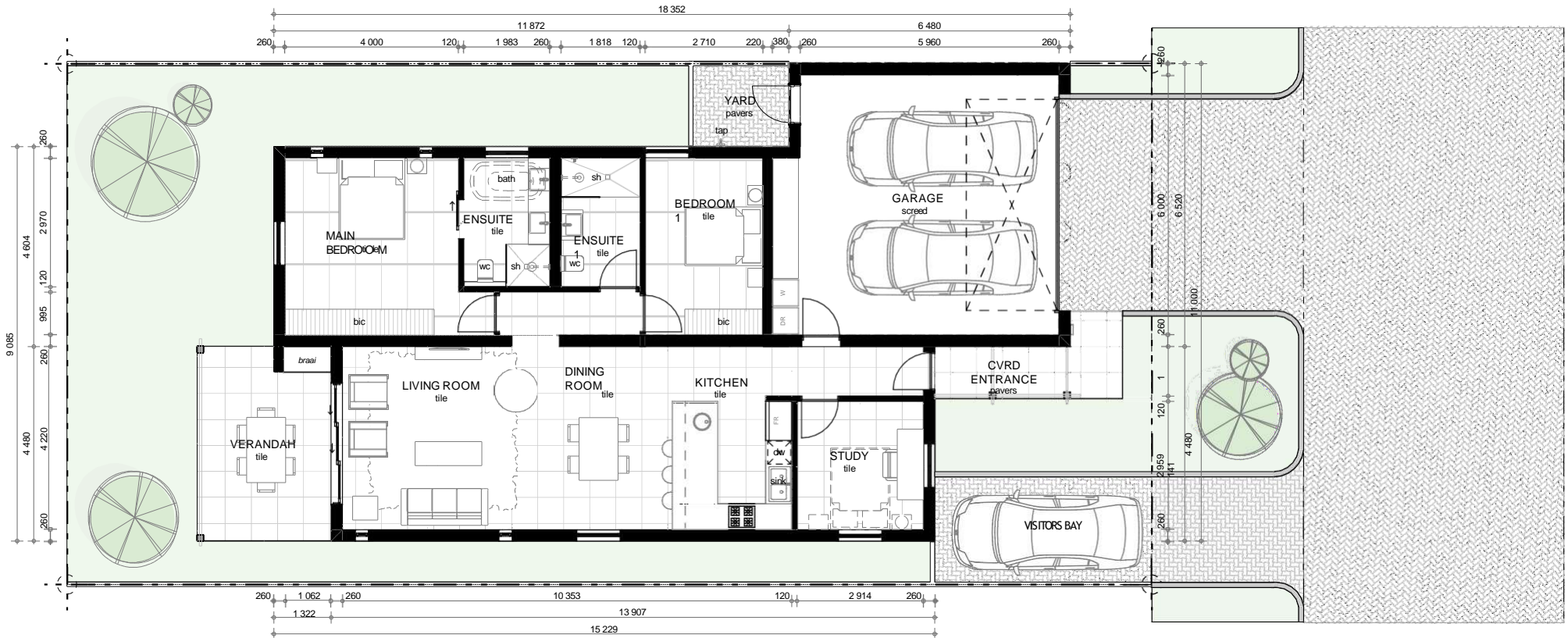
TYPE B2 - 2 BEDROOM



UNIT BREAKDOWN	AREA m ²
UNIT AREA WITH GARAGE	162m ²
VERANDAH	13m ²
ENTRANCE	9m ²
	184m²

UNCOVERED AREA	AREA m ²
YARD	10m ²

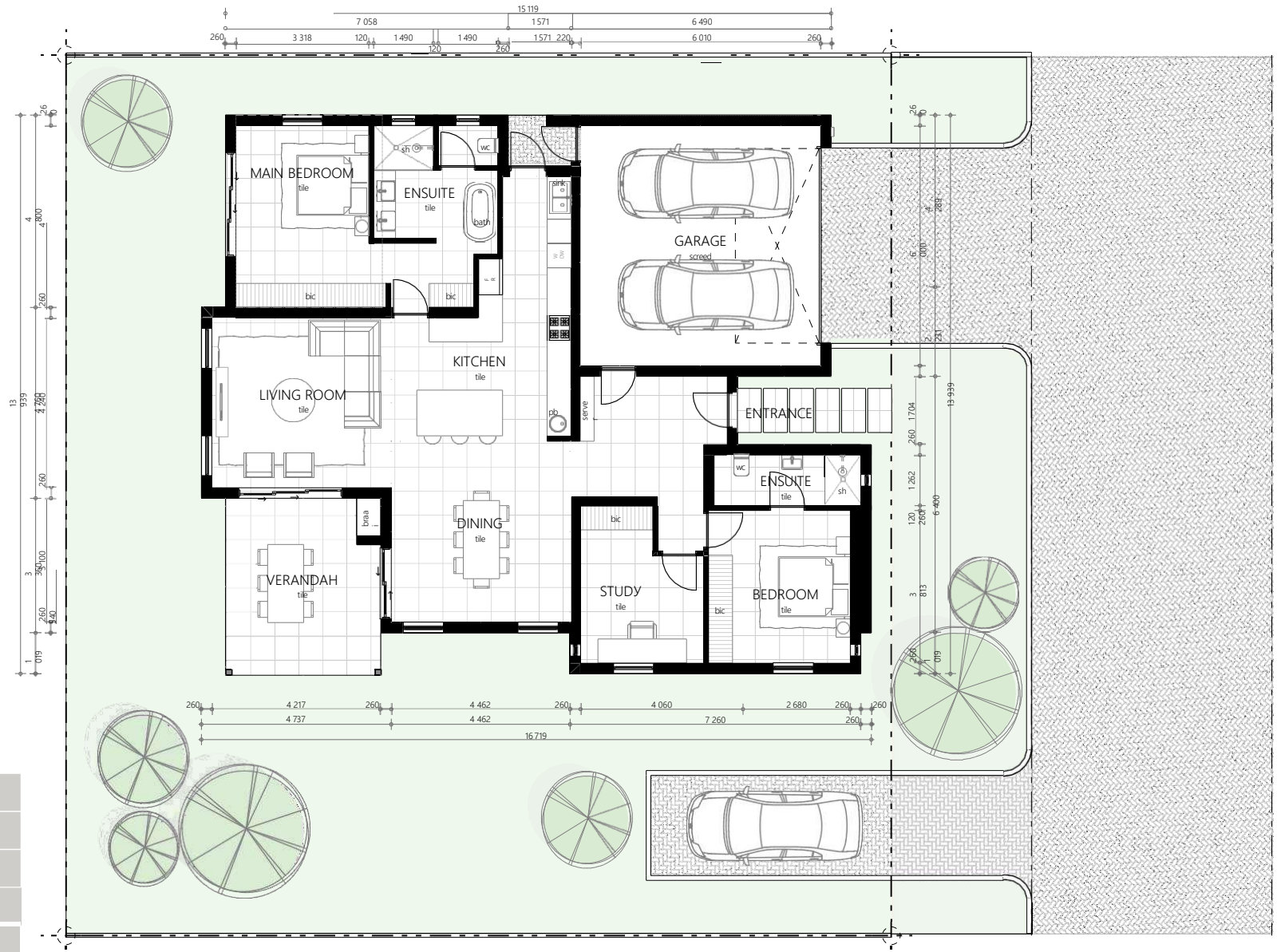
TYPE D - 2 BEDROOM



UNIT BREAKDOWN	AREA m ²
UNIT AREA WITH GARAGE	159m ²
VERANDAH	14m ²
ENTRANCE	4m ²
	177m ²

UNCOVERED AREA	AREA m ²
YARD	4m ²

TYPE E - 2 BEDROOM



UNIT BREAKDOWN	AREA m ²
UNIT AREA WITH GARAGE	193m ²
VERANDAH	17m ²
YARD	4m ²
	214m²

HOUSE PRICELIST

PRICES						
Unit	Type	SOLD	Total m2	Land Price	Building Price	Total Price
1	B1		191	2 040 000	3 060 000	5 100 000
2	B1		191	2 040 000	3 060 000	5 100 000
3	A1 - SG		141	1 420 000	2 130 000	3 550 000
4	B2		184	1 980 000	2 970 000	4 950 000
5	D		177	1 900 000	2 850 000	4 750 000
6	D		177	1 900 000	2 850 000	4 750 000
7	D		177	1 900 000	2 850 000	4 750 000
8	D		177	1 900 000	2 850 000	4 750 000
9	D		177	1 900 000	2 850 000	4 750 000
10	A2 - DG		158	1 580 000	2 370 000	3 950 000
11	D		177	1 900 000	2 850 000	4 750 000
12	D		177	1 900 000	2 850 000	4 750 000
13	A1 - SG	SOLD	141	1 420 000	2 130 000	3 550 000
14	A1 - SG		141	1 420 000	2 130 000	3 550 000
15	A1 - SG		141	1 420 000	2 130 000	3 550 000
16	A2 - DG		158	1 580 000	2 370 000	3 950 000
17	A2 - DG		158	1 580 000	2 370 000	3 950 000
18	A2 - DG	SOLD	158	1 580 000	2 370 000	3 950 000
19	D		177	1 900 000	2 850 000	4 750 000
20	D		177	1 900 000	2 850 000	4 750 000
21	E		214	2 200 000	3 300 000	5 500 000
40	B2		184	1 980 000	2 970 000	4 950 000
41	B2		184	1 980 000	2 970 000	4 950 000
42	B2		184	1 980 000	2 970 000	4 950 000
43	B2		184	1 980 000	2 970 000	4 950 000
44	D		177	1 900 000	2 850 000	4 750 000
45	A1 - SG		141	1 420 000	2 130 000	3 550 000
82	B1		191	2 040 000	3 060 000	5 100 000

* All sales documentation is for marketing purposes only. Final measurements will only take place at the point of submitting building plans to council for approval, and as such unit sizes may vary. While the developer has done its outmost to complete the marketing plans as accurate as possible, discrepancies may occur between marketing material and final drawings.

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