



## Monte Carlo 49 (Ensuite)

### Area Calculations

ITEMISED FLOOR AREAS	AREA
Ground Floor	213.60sqm
First Floor	171.71sqm
Garage	43.71sqm
Porch	4.67sqm
Outdoor Leisure	19.57sqm
<b>Nett Living Area</b>	<b>385.31sqm</b>
<b>Gross Floor Area</b>	<b>453.26sqm</b>
<b>Gross Floor Area</b>	<b>48.79sq</b>
Optional Balcony Rear	22.32sqm

This home has been designed to fit a

# 17m lot width

\*Based on Zero Lot Line.

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