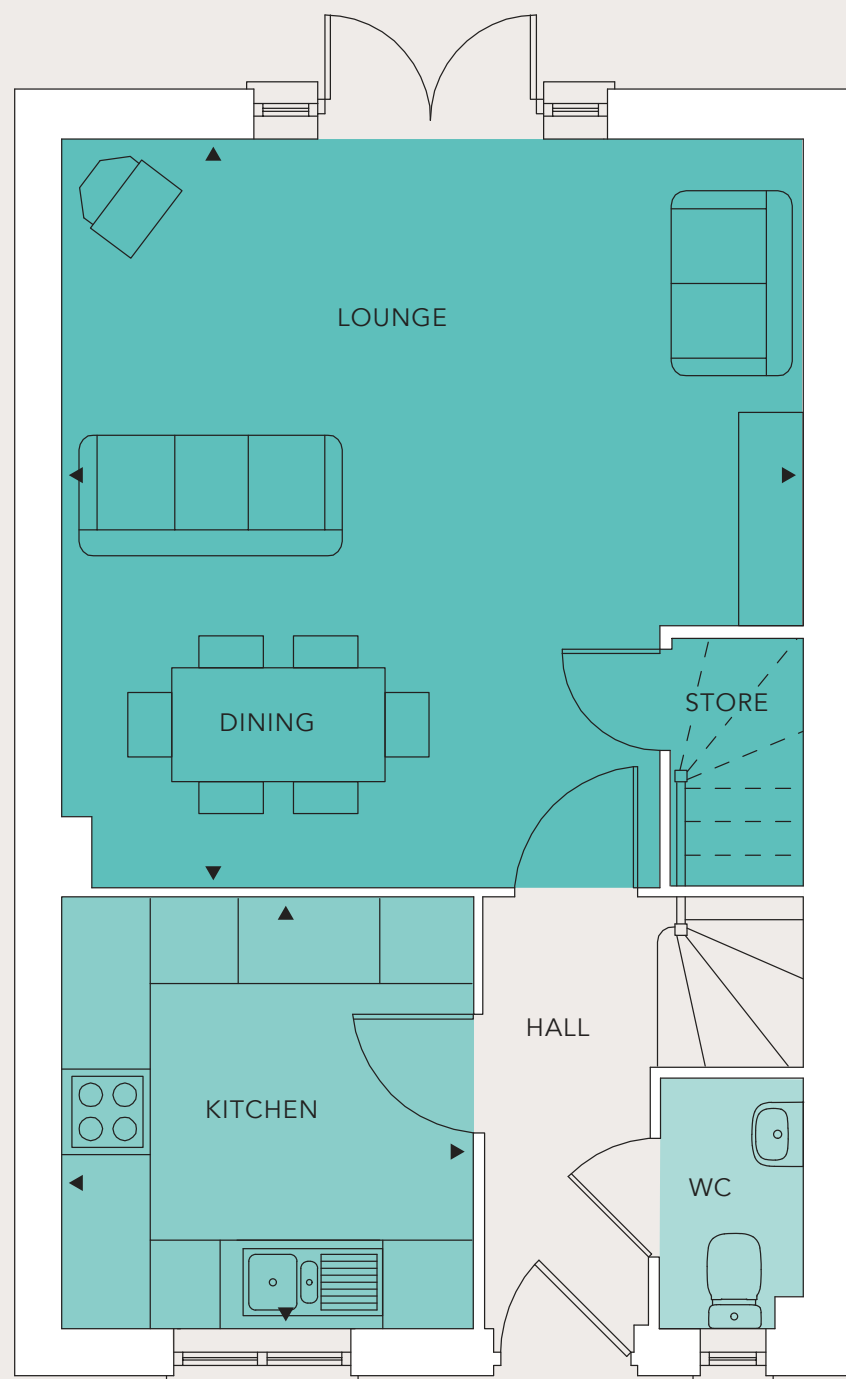


# Hipkins

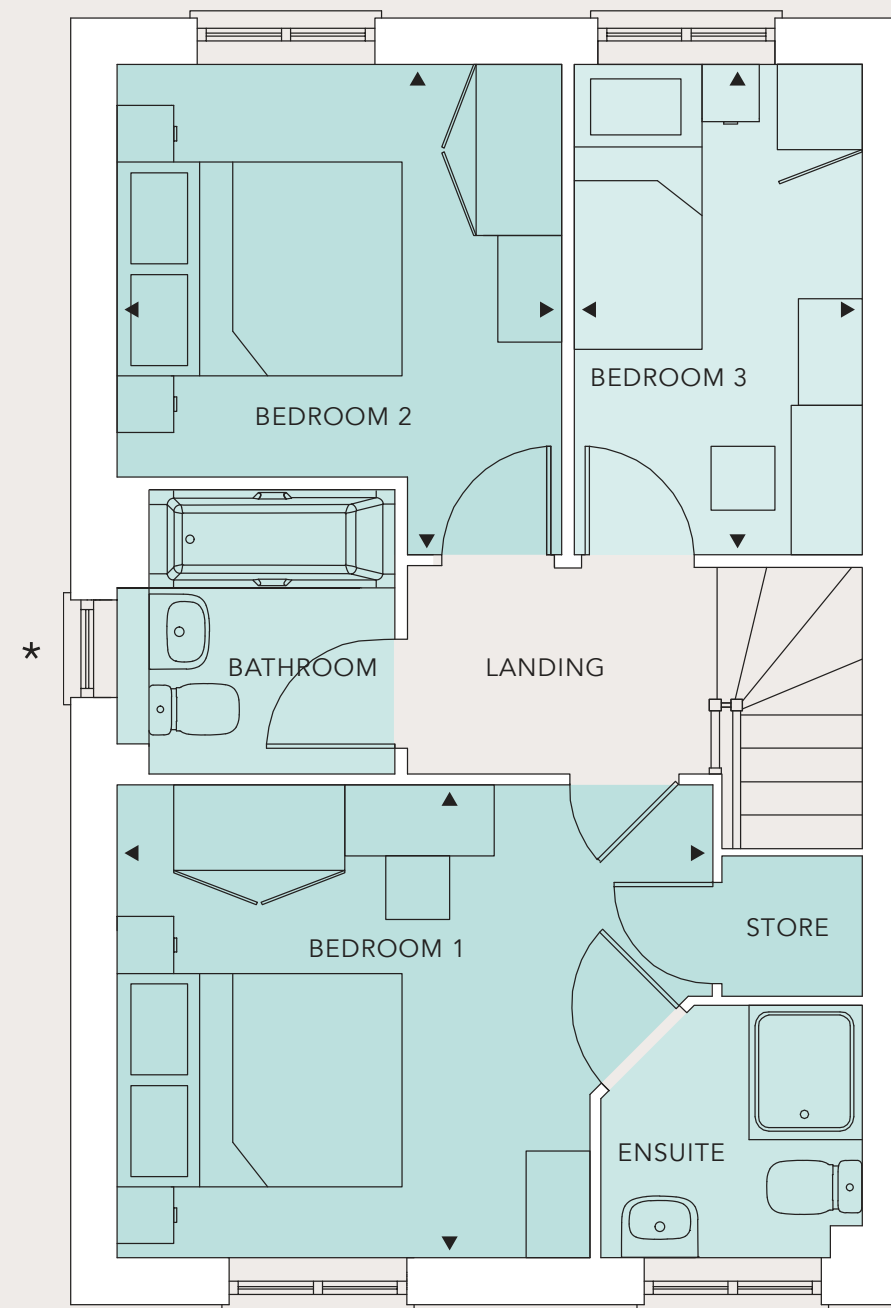
## 3 BEDROOM HOUSE

**PLOTS** 02, 05, 06, 08, 09, 18, 30, 31, 32, 33, 35, 42, 43, 44, 45, 54,  
55, 65, 66, 67, 68, 69, 70, 93, 94, 100, 101, 102, 103

**HANDED PLOTS** 02, 06, 09, 18, 31, 33, 42, 44, 54, 67, 70, 94, 101, 103



**GROUND FLOOR**



**FIRST FLOOR**

### House details

Kitchen	3.00m x 2.86m	9'5" x 9'1"
Lounge/Dining	5.24m x 5.19m	17'2" x 17'0"
Bedroom 1	4.08m x 3.29m	13'5" x 10'9"
Bedroom 2	3.41m x 3.10m	11'2" x 10'2"
Bedroom 3	3.41m x 2.00m	11'2" x 6'7"
<b>Total</b>	<b>87.8 sq m</b>	<b>945 sq ft</b>



(\*Window cannot be achieved on all plots. Please refer to site plan for further guidance.)

Development layouts provide approximate measurements only. Dimensions are for guidance only and are not intended to be used to calculate carpet sizes, appliance space, or items of furniture. These plans are not to scale.