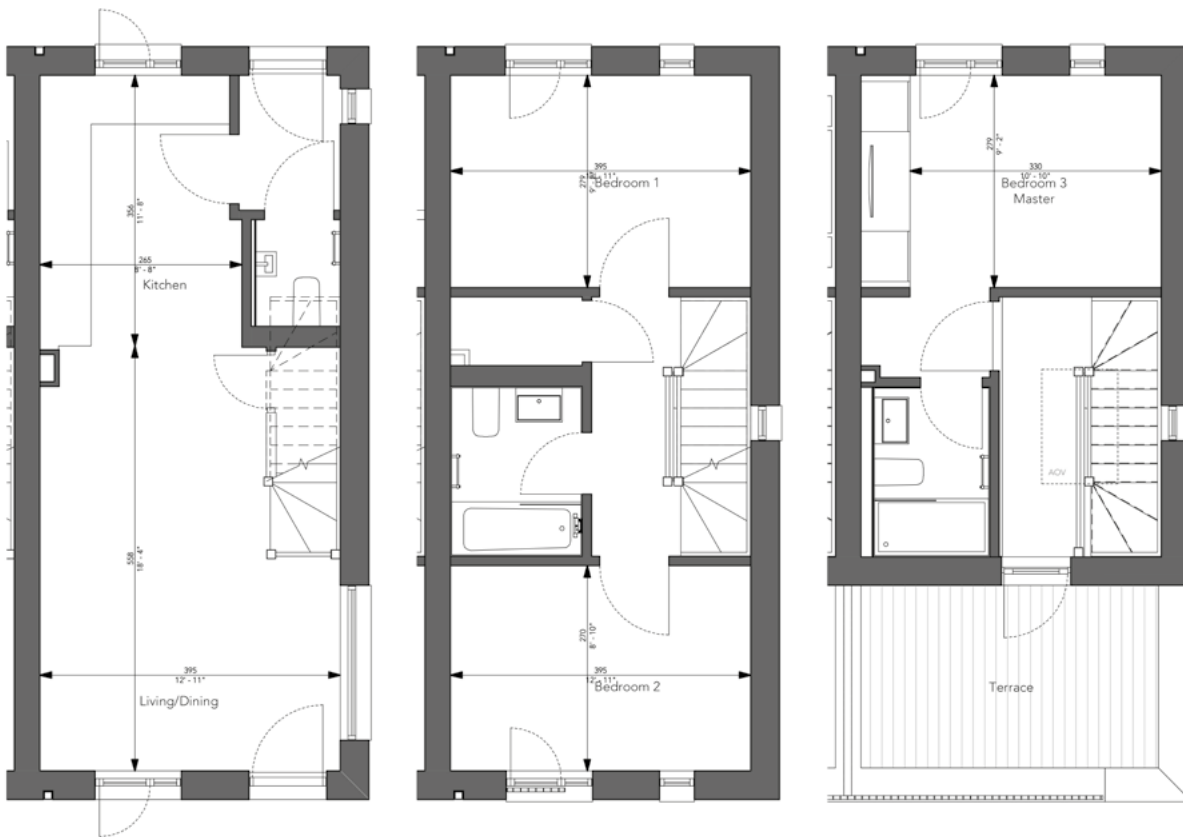


# Bailey

## THREE BEDROOM HOME WITH ROOFTOP TERRACE AND DRIVEWAY



Sprinklers to all floors.

Automatic opening smoke vent (AOV) at head of stairs linked to fire detection in stair core.

Terrace masonry wall to plots 13 and 17 only. Gable windows to plots 13 and 17 only (refer to individual plot plans).

### INTERIORS

ROOM TYPE	SIZE (CM)	SIZE (FT)
Living/Dining	395 x 558	12' 11" x 18' 4"
Kitchen	265 x 356	8' 8" x 11' 8"
Bedroom One	395 x 279	12' 11" x 9' 2"
Bedroom Two	395 x 270	12' 11" x 8' 10"
Bedroom Three (Master)	330 x 279	10' 10" x 9' 2"
Total Interior Area	97.08 SQM	1044.92 SQFT

### REAR GARDENS/DRIVEWAYS

PLOTS	SIZE (SQM)	SIZE (SQFT)
13	23.3	205.8
14	23.0	247.6
15	23.0	247.6
16	23.0	247.6
17	23.0	247.6

<b>ROOF TERRACE AREA</b>	9.7 SQM	104.4 SQFT
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\*For indicative purposes only. Not to scale.