

GROUND FLOOR 74.1 m<sup>2</sup>  
 FIRST FLOOR 60.2 m<sup>2</sup>  
 PORCH 1.7 m<sup>2</sup>  
 BALCONY 9.1 m<sup>2</sup>  
 P.O.S. 64.2 m<sup>2</sup>  
 CAR PARKING SINGLE GARAGE

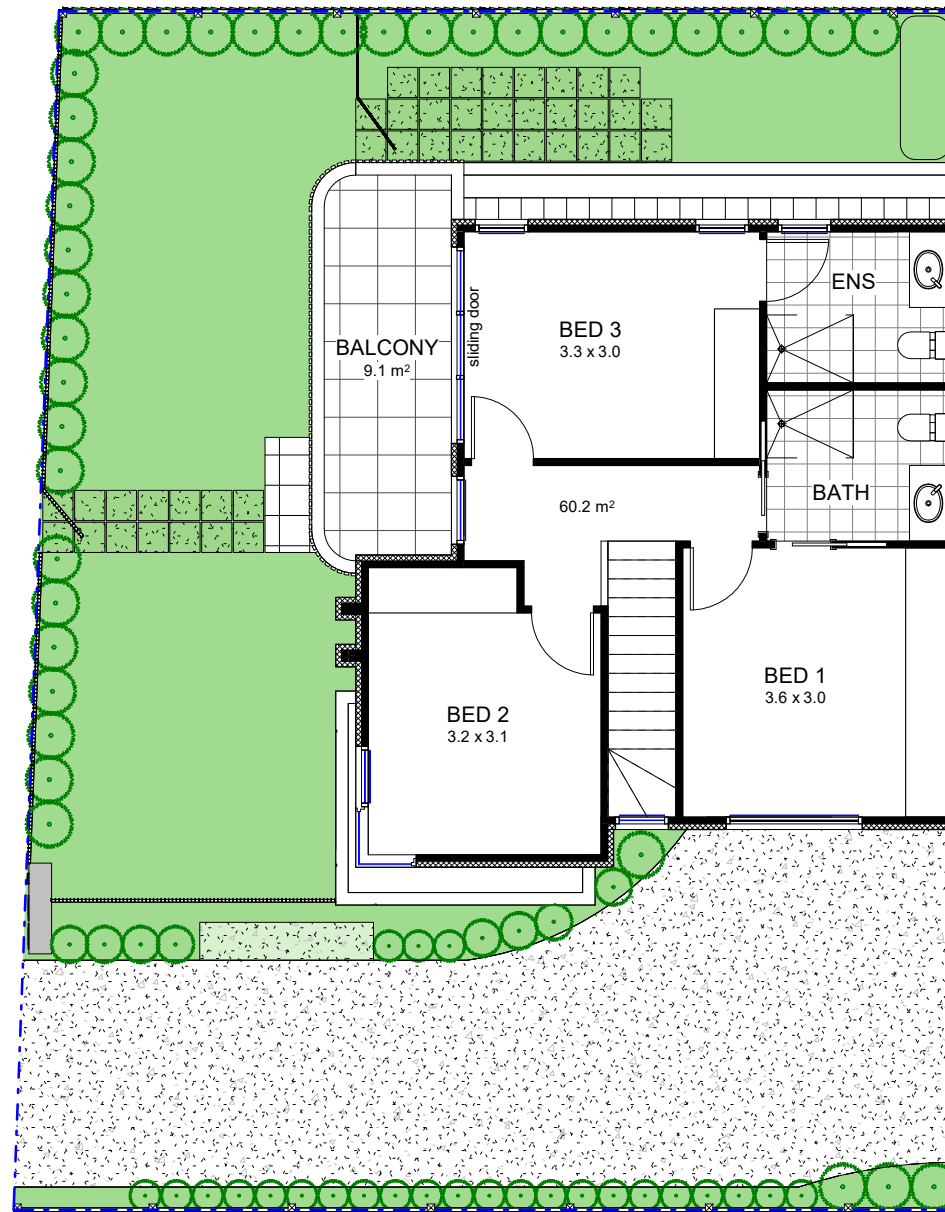
# (Lot 1) 264 Oriel Road, Heidelberg West VIC. 3081

**TOTAL 209.3 SQM**

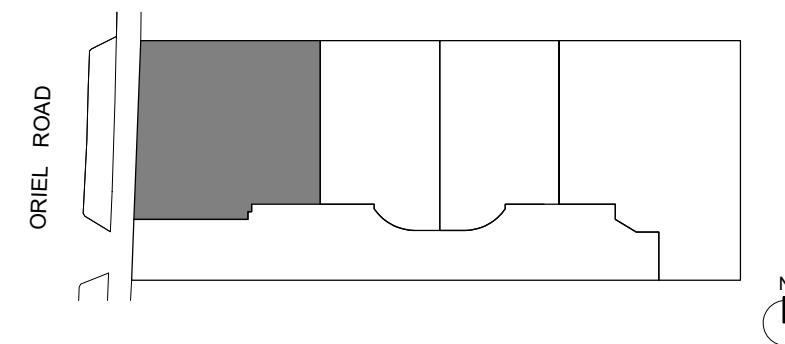
**3 BED 2.5 BATH 1 CAR**



**Ground Floor**



**First Floor**



Disclaimer: Please note that architectural drawings were produced prior to completion of construction. Images, artist's impressions, layouts, dimensions, finishes and specifications are indicative only and are subject to change in accordance with the Contract of Sale. Areas shown are indicative only, no responsibility is taken for any variance of areas from as built areas. Furniture is indicative only and is not supplied. Changes may occur during construction and the final product may differ from that described.