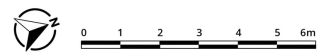




FIRST FLOOR



GROUND FLOOR



28 GROSVENOR PARADE, BALWYN



GROUND FLOOR	299.22 m ²	LAND SIZE	595.09 m ²
FIRST FLOOR	244.26 m ²	GARDEN AREA	232.76 m ²
PORCH	3.59 m ²		
ALFRESCO	23.22 m ²		
TOTAL FLOOR AREA	61.4 SQ / 570.3 m²	TOTAL AREA	86.4 SQ / 803.06 m²

DISCLAIMER: This document has been produced by the developer for advertising and general information only. The developer and its project team do not guarantee, warranty or represent that the information contained within this document is correct. Any interested parties should undertake their own enquiries as to the accuracy of this document. The developer excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and are subject to change without notice and should be verified by the purchaser on or prior to exchange. The information contained herein is believed to be current but is not guaranteed. Furniture is not included.