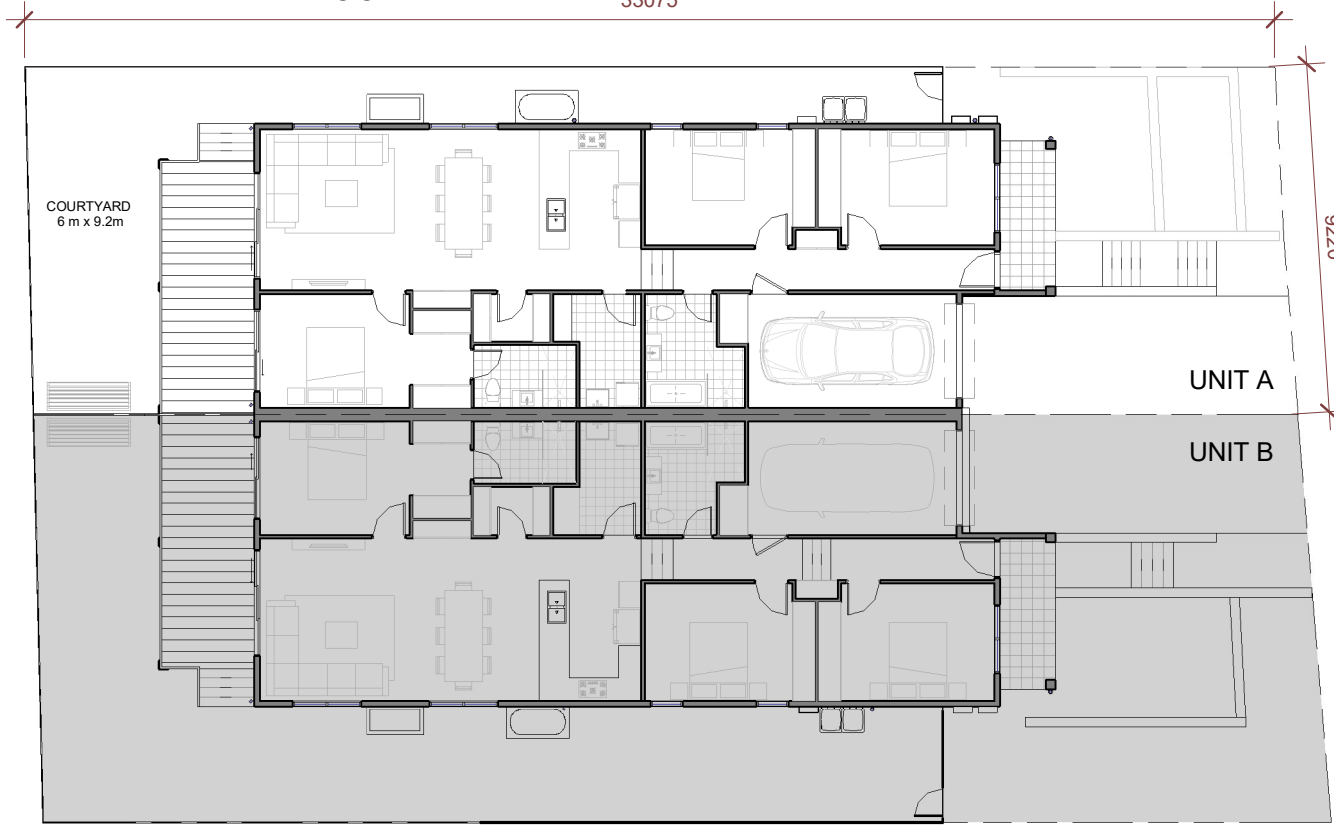


FLOOR PLAN



LOT PLAN



LOCATION PLAN

**DISCLAIMER:-**  
 THIS PLAN IS ONLY FOR ILLUSTRATIVE PURPOSE AND FOR MARKETING PURPOSE. AREAS ARE INDICATIVE AND SUBJECT TO FURTHER CHANGE AS PER UNITS. DRIVEWAYS MAY CHANGE/FLIP AS PER UNIT SELECTED. PRIVATE OPEN SPACE AREA WILL DIFFER UNIT TO UNIT. ROOM SIZE IS INCLUDING ROBES. EXTRA CAR SPACE IS SUBJECT TO CHANGE AS ALLOTTED TO DIFFERENT LOTS. WINDOWS AND DOOR SIZES ARE INDICATIVE ONLY. EASEMENT CAN AFFECT THE FRONT SET BACK OF THE HOUSE. RETAINING WALLS MAY BE ADDED AS PER SITE LEVELS DURING CONSTRUCTION STAGE.

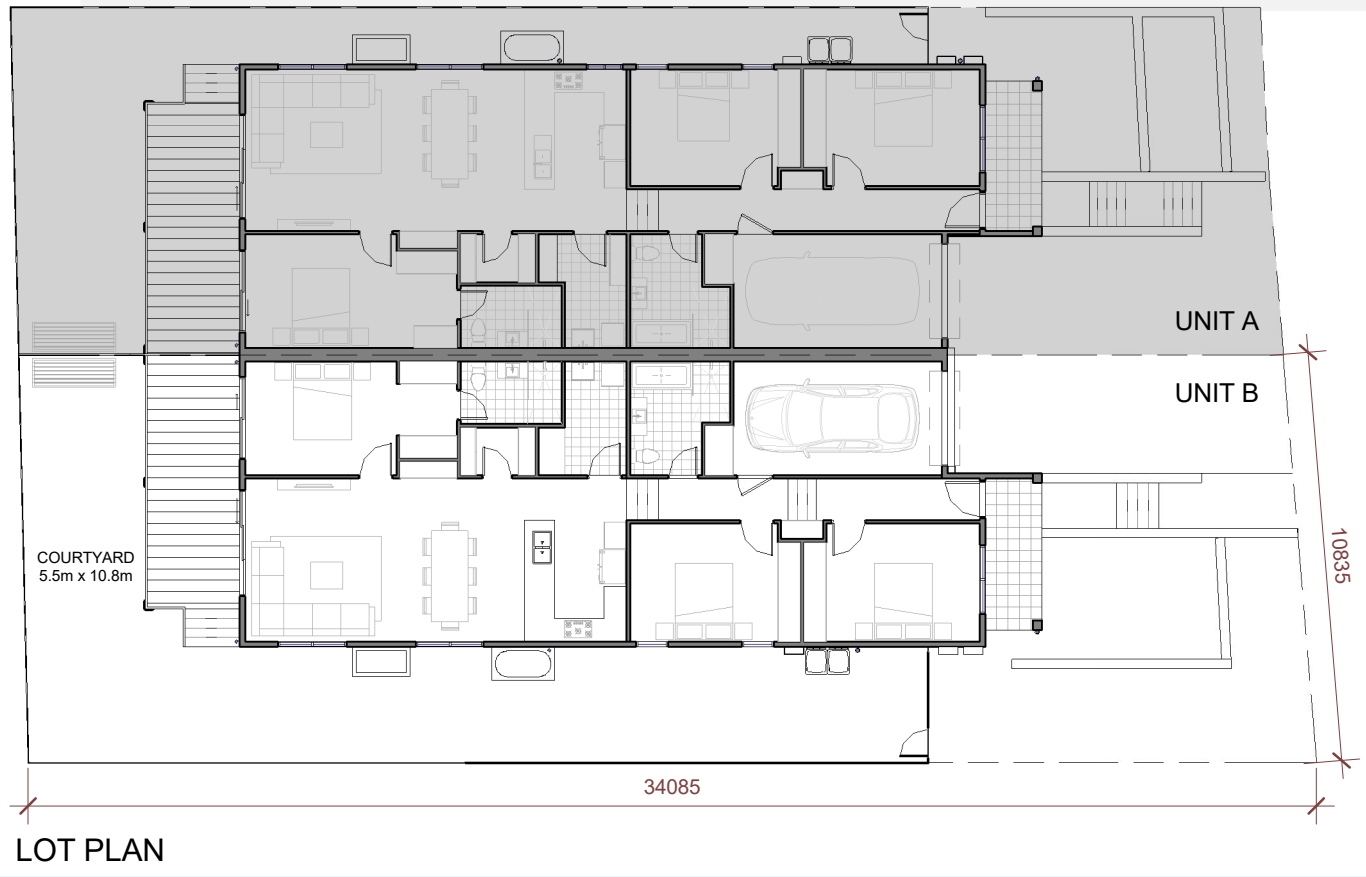
**LOT 1**  
**2A LOFBERG COURT**  
**EASTBROOK ESTATE**  
**MUSWELLBROOK NSW**

**3**   **2**   **1**   **1**

**SINGLE STOREY SINGLE GARAGE**

<b>TOTAL LAND AREA - 305 m<sup>2</sup> (9.2 MT x 33.07 MT)</b>	
<b>Ground Floor</b> (Incl. Garage, Porch & Patio)	<b>173 m<sup>2</sup></b>
<b>Open space</b> (Incl. Back & Front Courtyard)	<b>132 m<sup>2</sup></b>

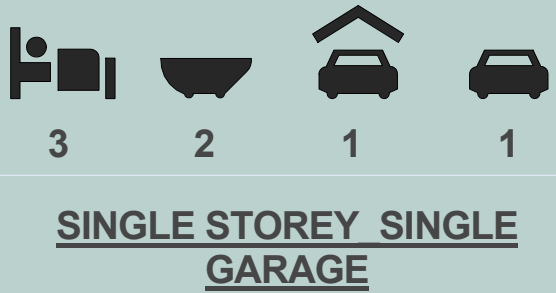
**18.6** Squares



**DISCLAIMER:-** THIS PLAN IS ONLY FOR ILLUSTRATIVE PURPOSE AND FOR MARKETING PURPOSE. AREAS ARE INDICATIVE AND SUBJECT TO FURTHER CHANGE AS PER UNITS. DRIVEWAYS MAY CHANGE/FLIP AS PER UNIT SELECTED. PRIVATE OPEN SPACE AREA WILL DIFFER UNIT TO UNIT. ROOM SIZE IS INCLUDING ROBES. EXTRA CAR SPACE IS SUBJECT TO CHANGE AS ALLOTTED TO DIFFERENT LOTS. WINDOWS AND DOOR SIZES ARE INDICATIVE ONLY. EASEMENT CAN AFFECT THE FRONT SET BACK OF THE HOUSE. RETAINING WALLS MAY BE ADDED AS PER SITE LEVELS DURING CONSTRUCTION STAGE.

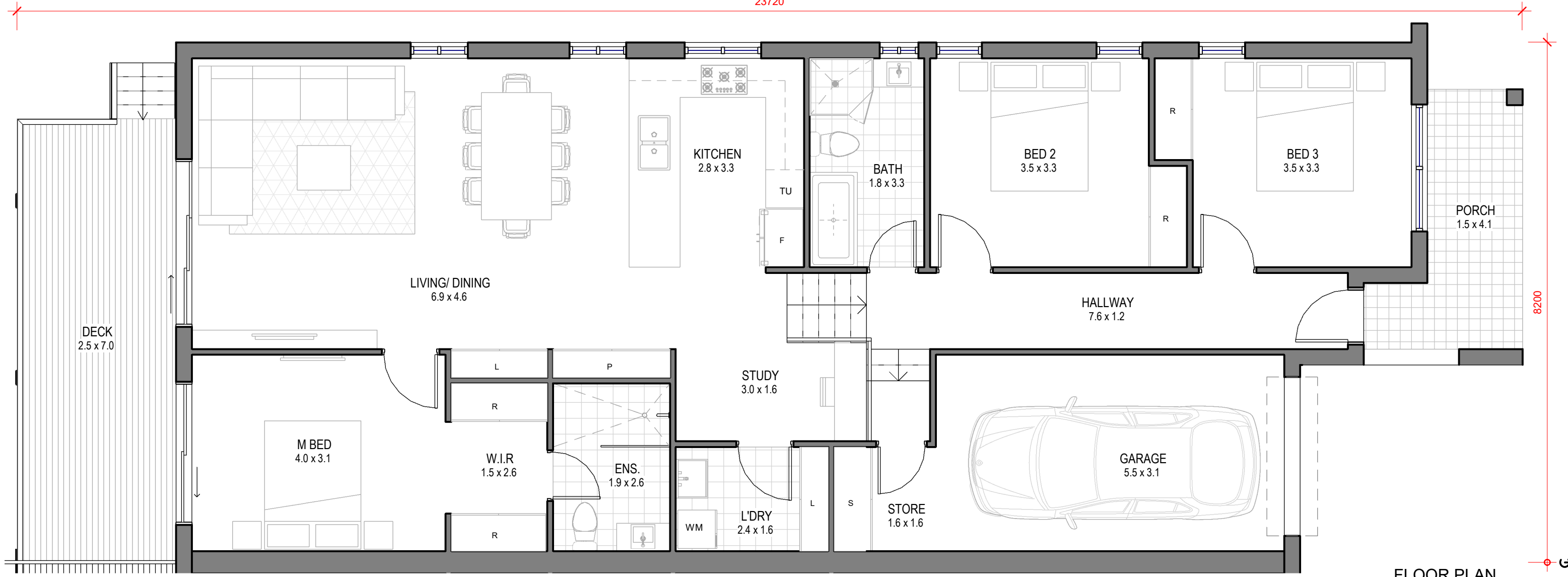


**LOT 1**  
**2B LOFBERG COURT**  
**EASTBROOK ESTATE**  
**MUSWELLBROOK NSW**

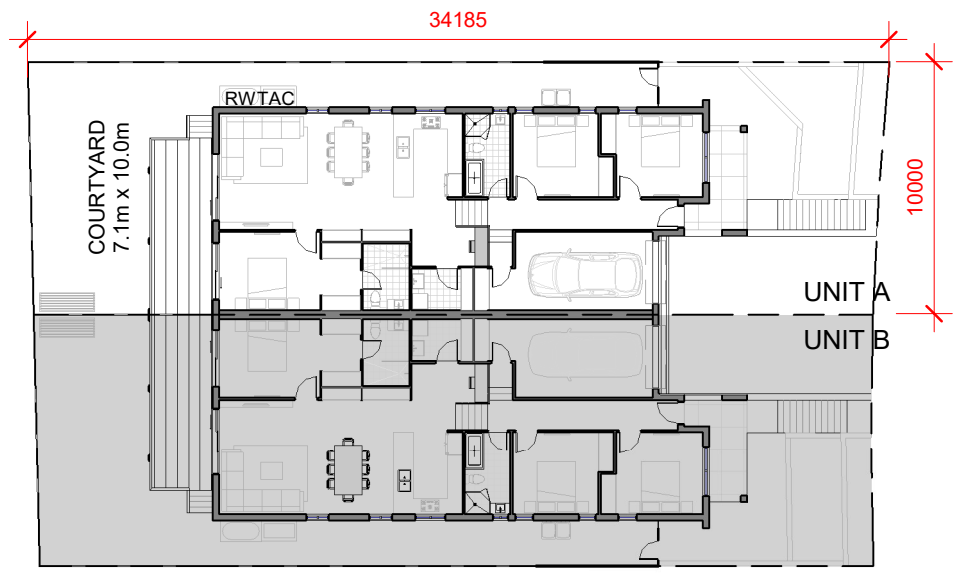


**TOTAL LAND AREA - 365 m<sup>2</sup> (10.8 MT x 34.08 MT)**

<b>Ground Floor</b> (Incl. Garage, Porch & Patio)	<b>173</b> m <sup>2</sup>	<b>18.6</b> Squares
<b>Open space</b> (Incl. Back & Front Courtyard)	<b>192</b> m <sup>2</sup>	



FLOOR PLAN



LOT PLAN



LOCATION PLAN - LOT 02 DP1162016

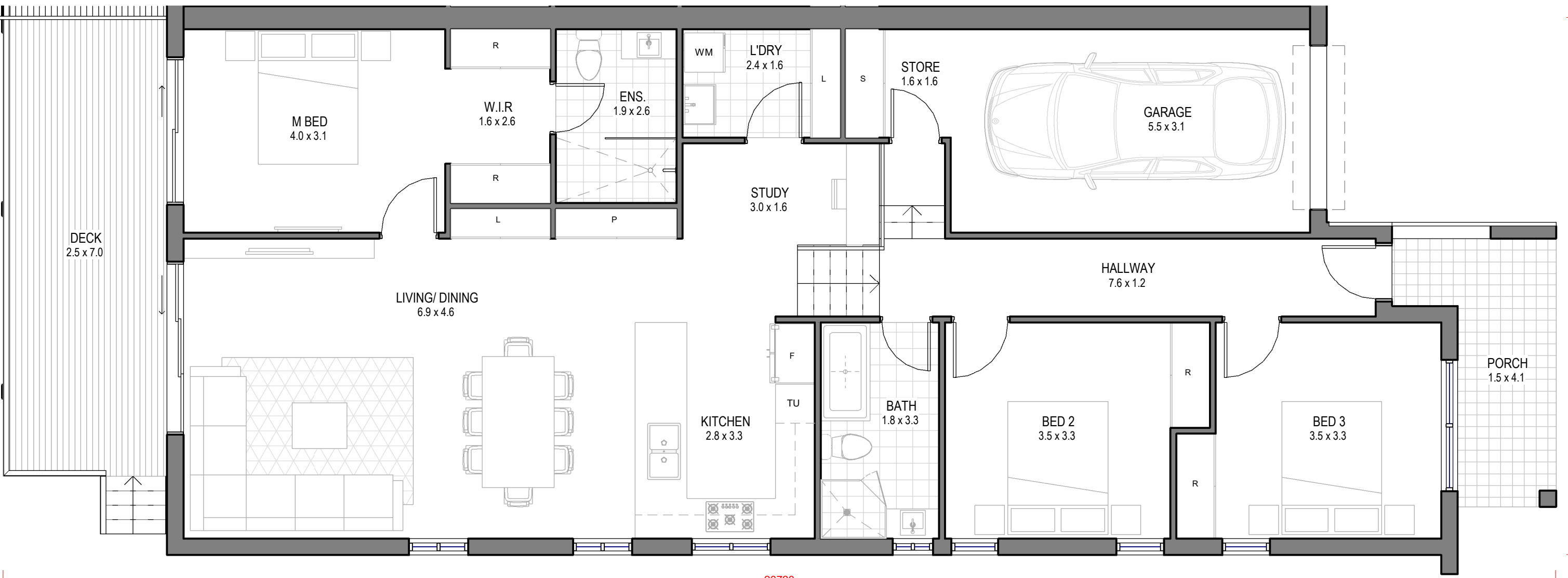
**DISCLAIMER:-**  
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**LOT 2**  
 4A LOFBERG COURT  
 EASTBROOK ESTATE  
 MUSWELLBROOK NSW

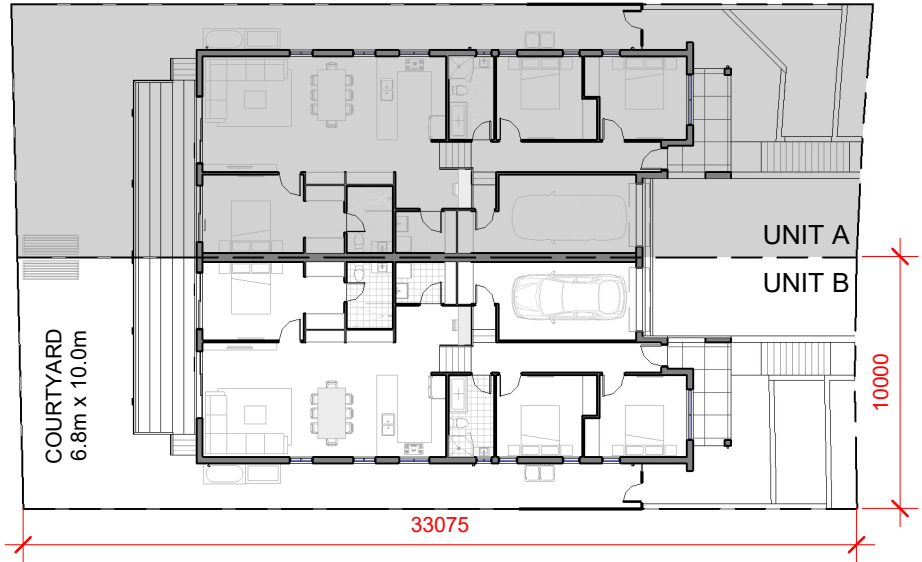
**SINGLE STOREY SINGLE GARAGE**

<b>TOTAL LAND AREA - 337 m<sup>2</sup> (10.0 x 34.1 MT)</b>	
<b>Floor Area</b> ( Incl. Garage , Porch & Patio )	<b>180 m<sup>2</sup></b>
<b>Open space</b> (Incl. Back & Front Courtyard)	<b>157 m<sup>2</sup></b>

**19.4** Squares



FLOOR PLAN



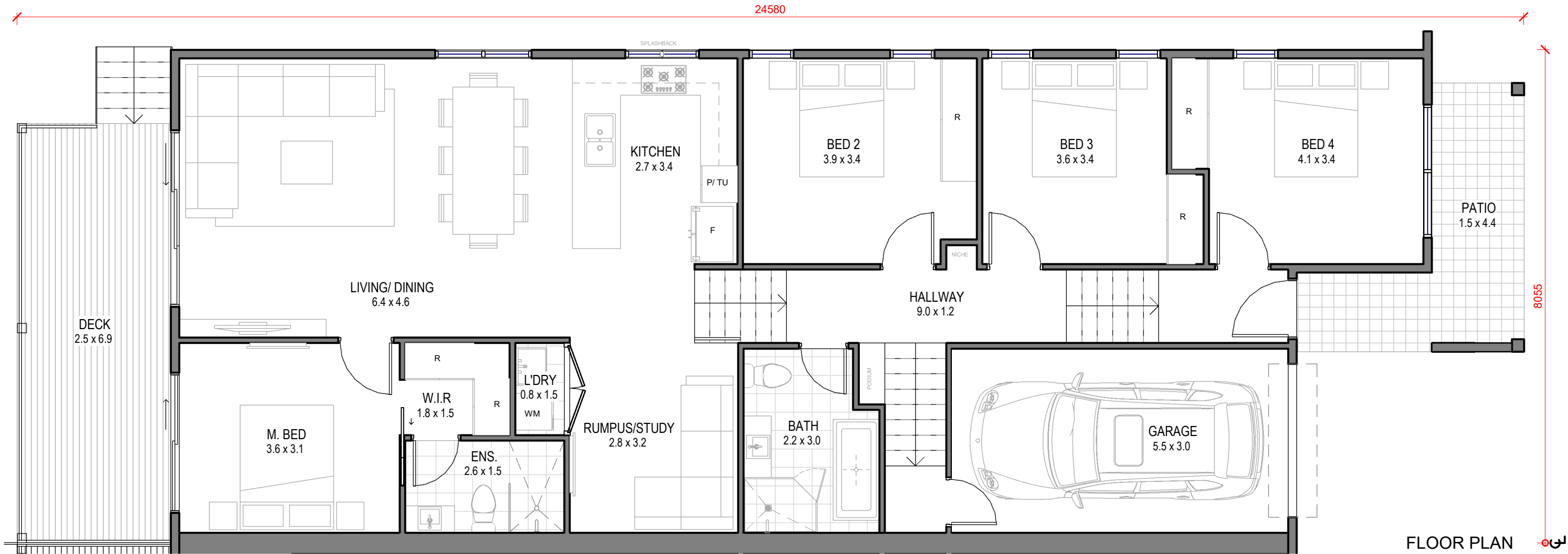
LOT PLAN



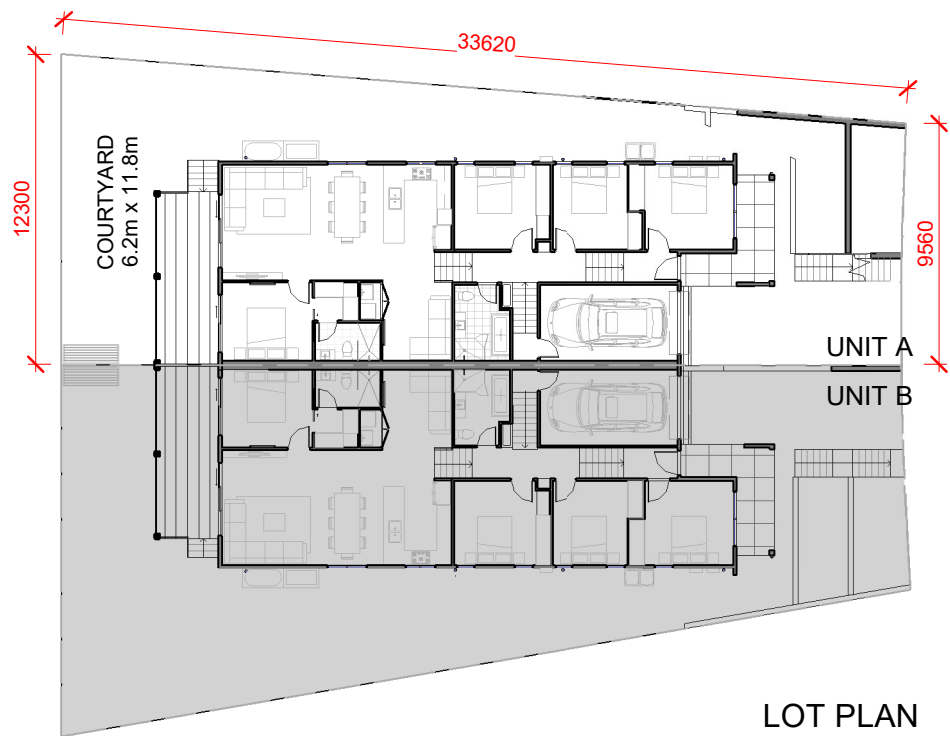
LOCATION PLAN - LOT 02 DP1162016

**DISCLAIMER:-**  
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	<p><b>LOT 2</b>                  4B LOFBERG COURT                  EASTBROOK ESTATE                  MUSWELLBROOK NSW</p>	<p><b>3 2 1 1</b></p> <p><b>SINGLE STOREY SINGLE GARAGE</b></p>	<p><b>TOTAL LAND AREA - 331 m<sup>2</sup> (10.0 x 33.0 MT)</b></p>	
			<p><b>Floor Area</b> ( Incl. Garage , Porch &amp; Patio ) <b>180 m<sup>2</sup></b></p> <p><b>Open space</b> (Incl. Back &amp; Front Courtyard) <b>151 m<sup>2</sup></b></p>	<p><b>19.4 Squares</b></p>



FLOOR PLAN



LOT PLAN



LOCATION PLAN - LOT 03 DP1162016

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**LOT 3**  
 6A LOFBERG COURT  
 EASTBROOK ESTATE  
 MUSWELLBROOK NSW

4      2      1      1

**SINGLE STOREY SINGLE GARAGE**

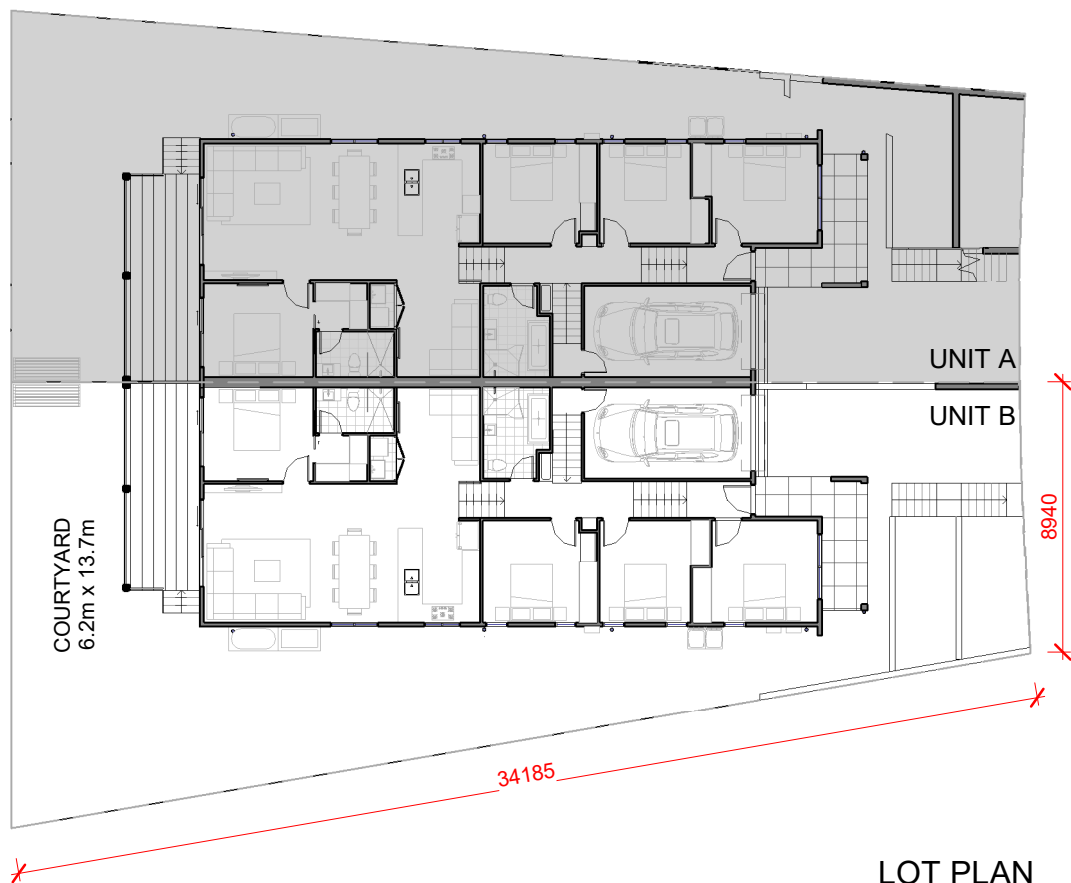
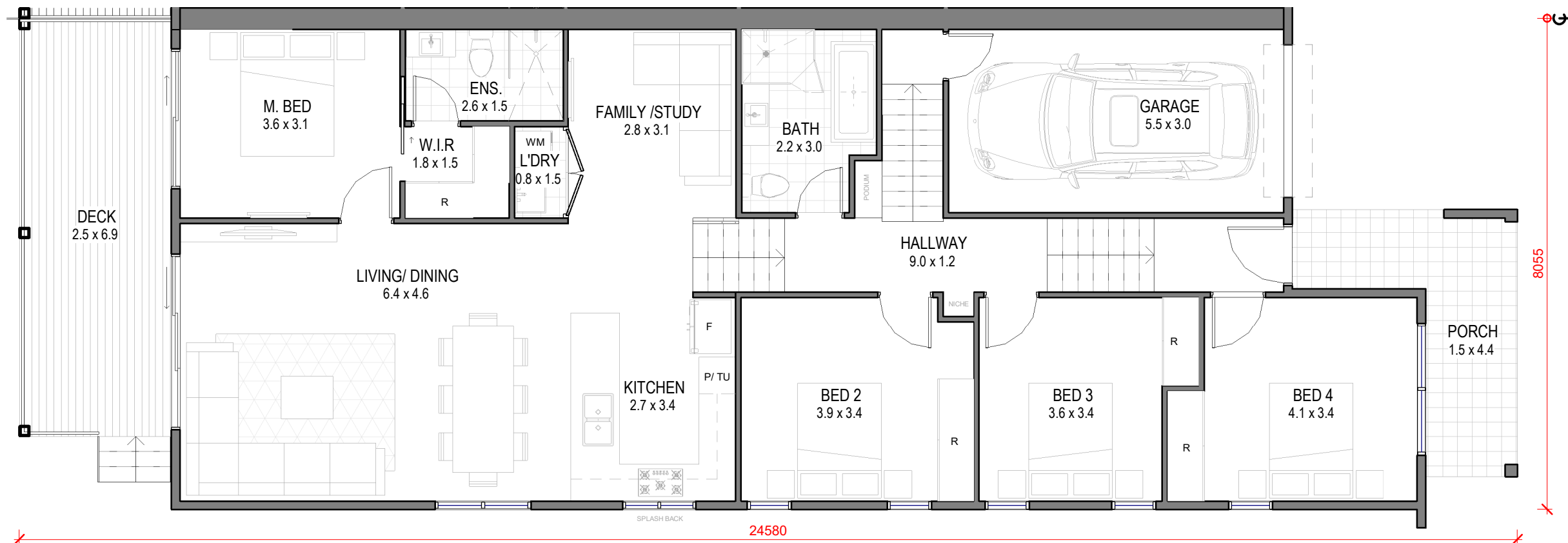
**TOTAL LAND AREA - 365 m<sup>2</sup> (9.56M x 33.6M)**

**Floor Area (Incl. Garage, Porch & Patio) 184 m<sup>2</sup>**

**Open space (Incl. Back & Front Courtyard) 181 m<sup>2</sup>**

**19.8 Squares**

FLOOR PLAN



LOT PLAN



LOCATION PLAN - LOT 03 DP1162016

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**LOT 3**  
**6B LOFBERG COURT**  
**EASTBROOK ESTATE**  
**MUSWELLBROOK NSW**



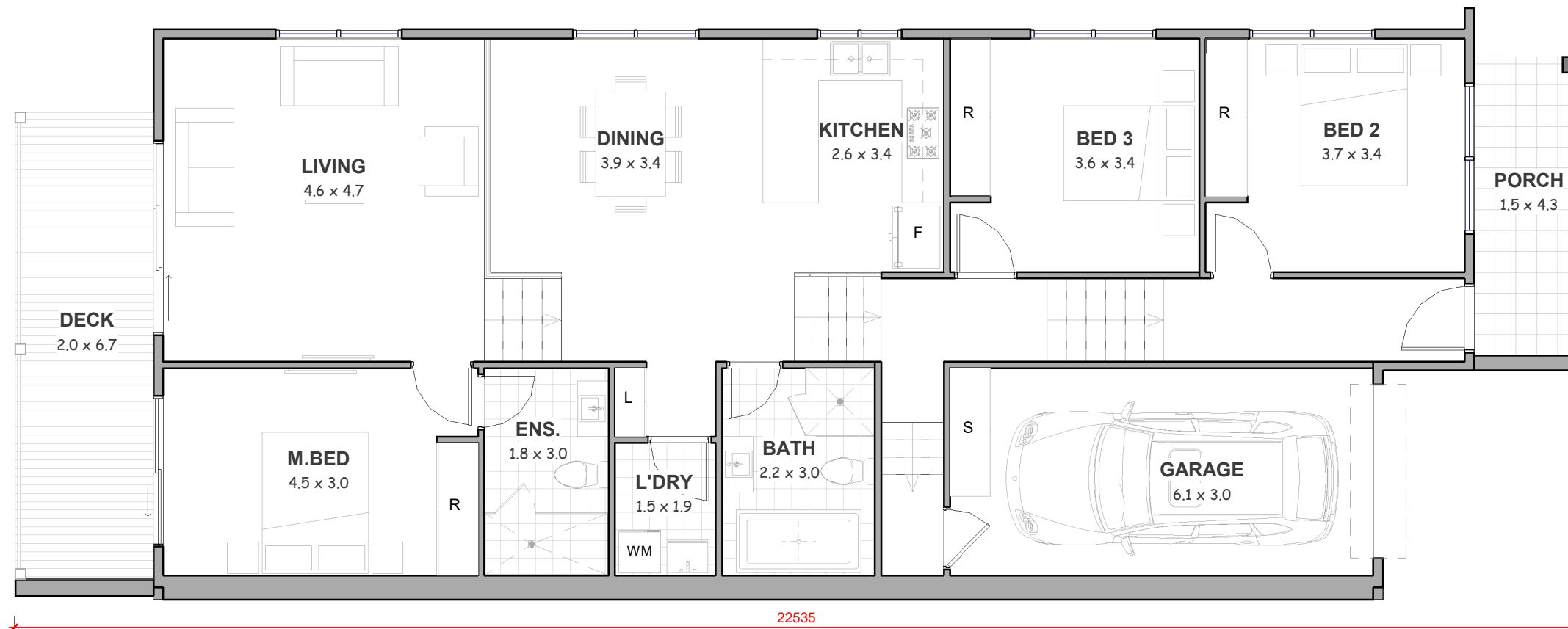
**TOTAL LAND AREA - 397 m<sup>2</sup> (8.9M x 34.1M)**

**Floor Area (Incl. Garage, Porch & Patio) 184 m<sup>2</sup>**

**Open space (Incl. Back & Front Courtyard) 213 m<sup>2</sup>**

**19.8 Squares**

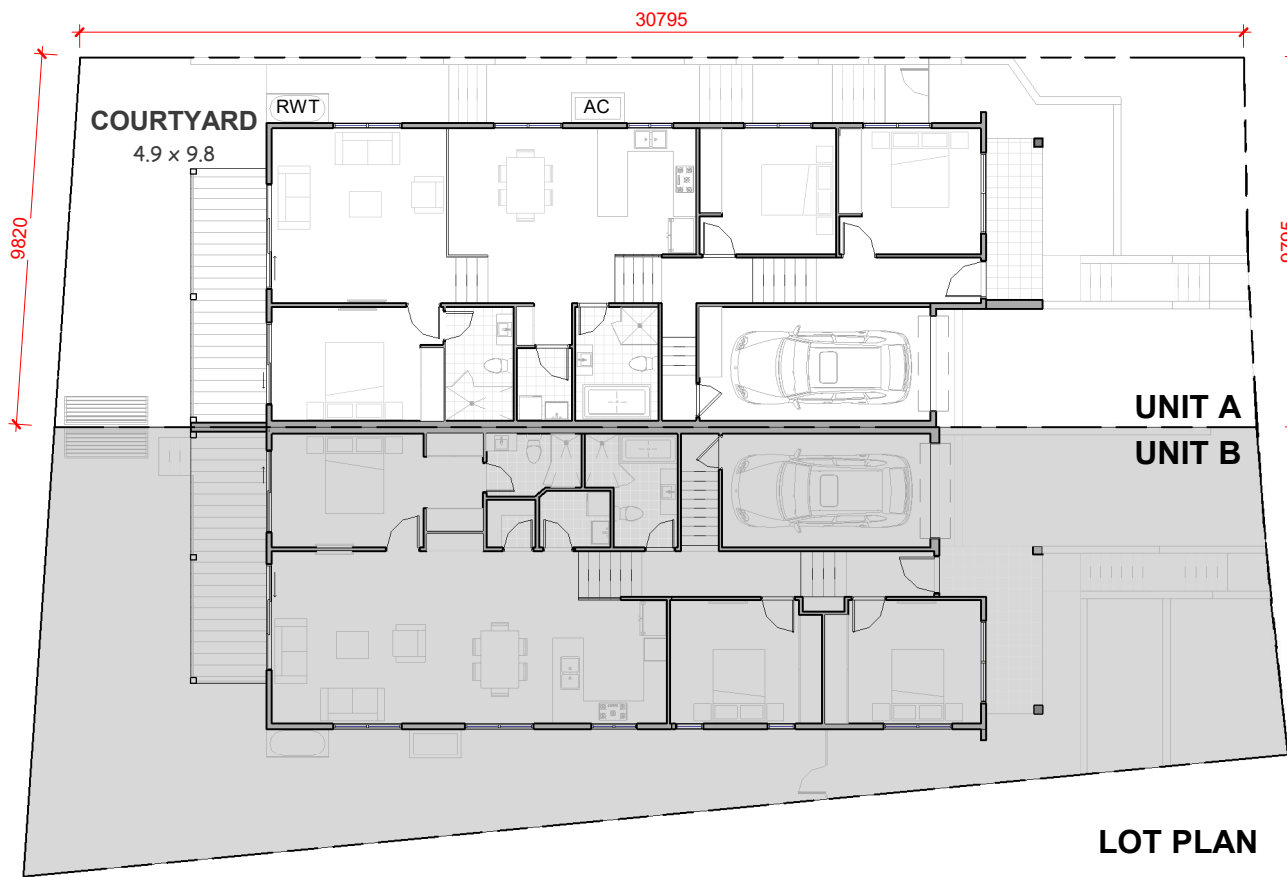
**FLOOR PLAN**



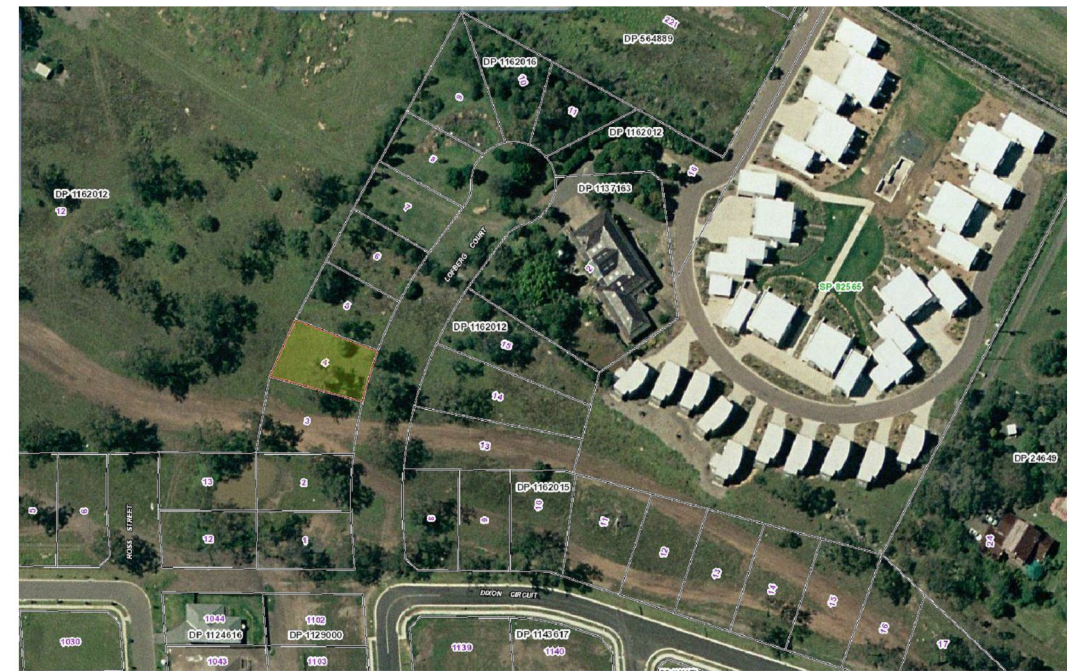
22535

8230

UNIT - NORTH



**LOT PLAN**



**LOCATION PLAN-LOT 4 DP 1162016**

**DISCLAIMER:-**

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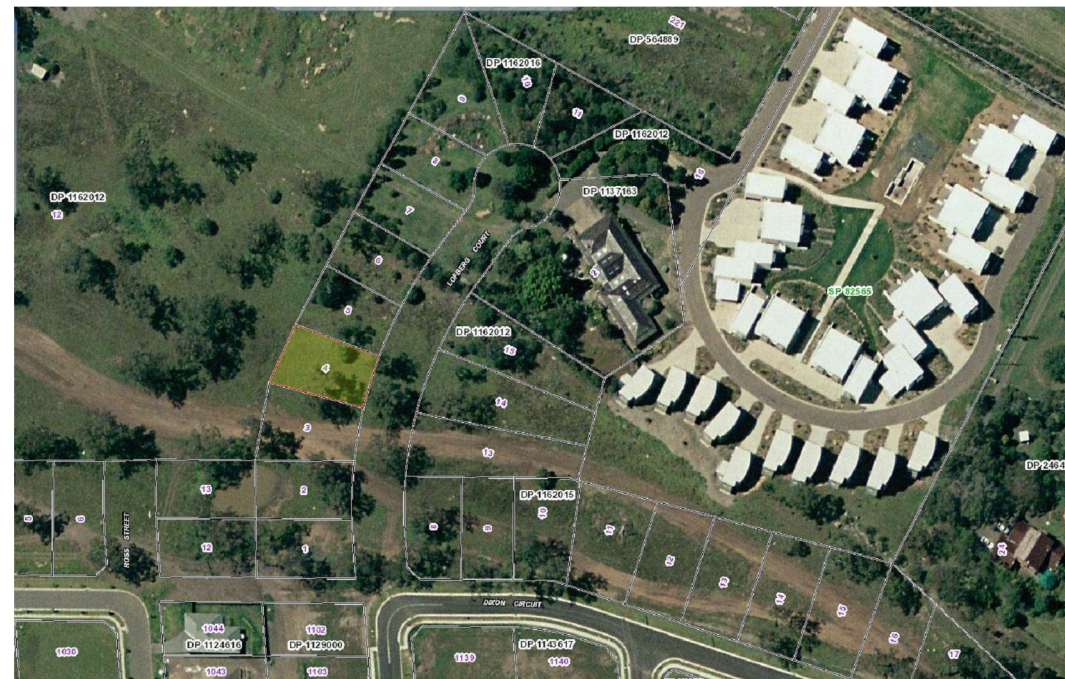
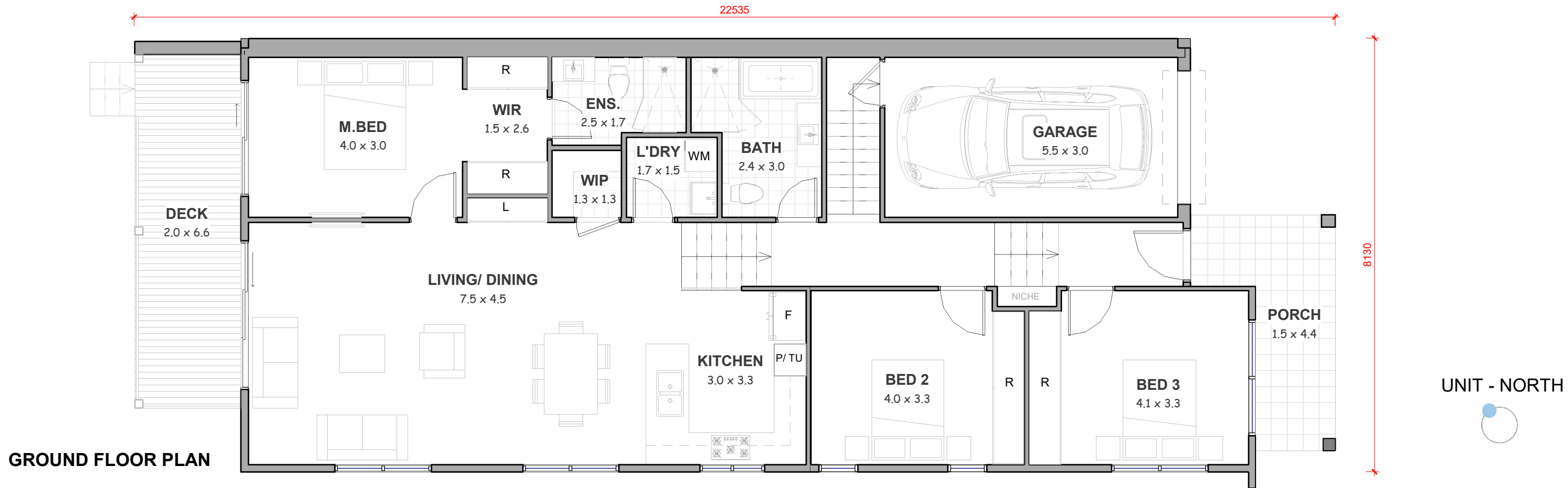
**LOT 4**  
**8A LOFBERG COURT**  
**MUSWELLBROOK, NSW**

**3**   **2**   **1**   **1**

**SINGLE STOREY SINGLE GARAGE**

<b>TOTAL LAND AREA - 306 m<sup>2</sup> (9.79 x 30.7 MT)</b>	
<b>Floor Area</b> ( Incl. Garage , Porch & Patio )	<b>170 m<sup>2</sup></b>
<b>Open space</b> (Incl. Back & Front Courtyard)	<b>136 m<sup>2</sup></b>

**18.3** Squares



**LOCATION PLAN-LOT 4 DP 1162016**

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**The Bathla Group**  
 BUILDING DREAMS TOGETHER  
 www.bathla.com.au

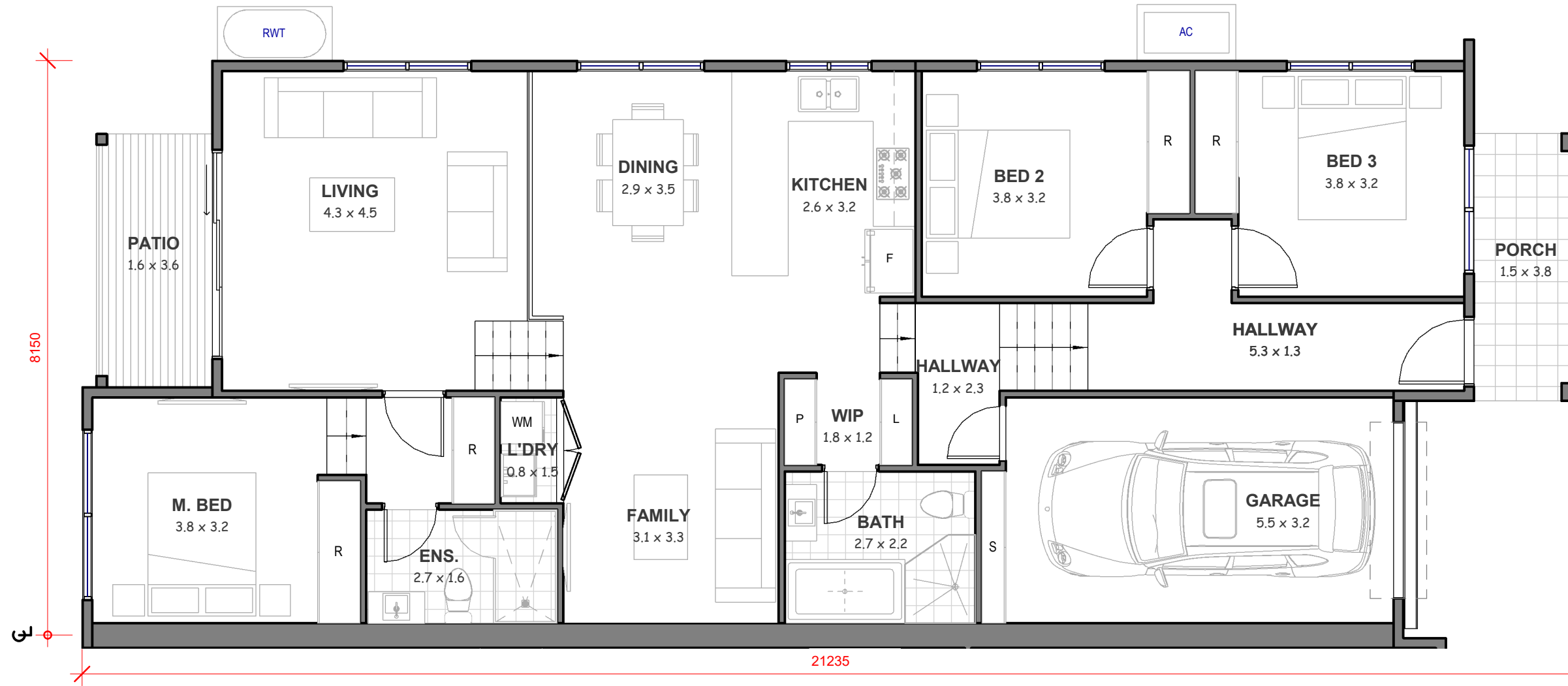
**LOT 4**  
**8B LOFBERG COURT**  
**MUSWELLBROOK. NSW**

3 2 1 1

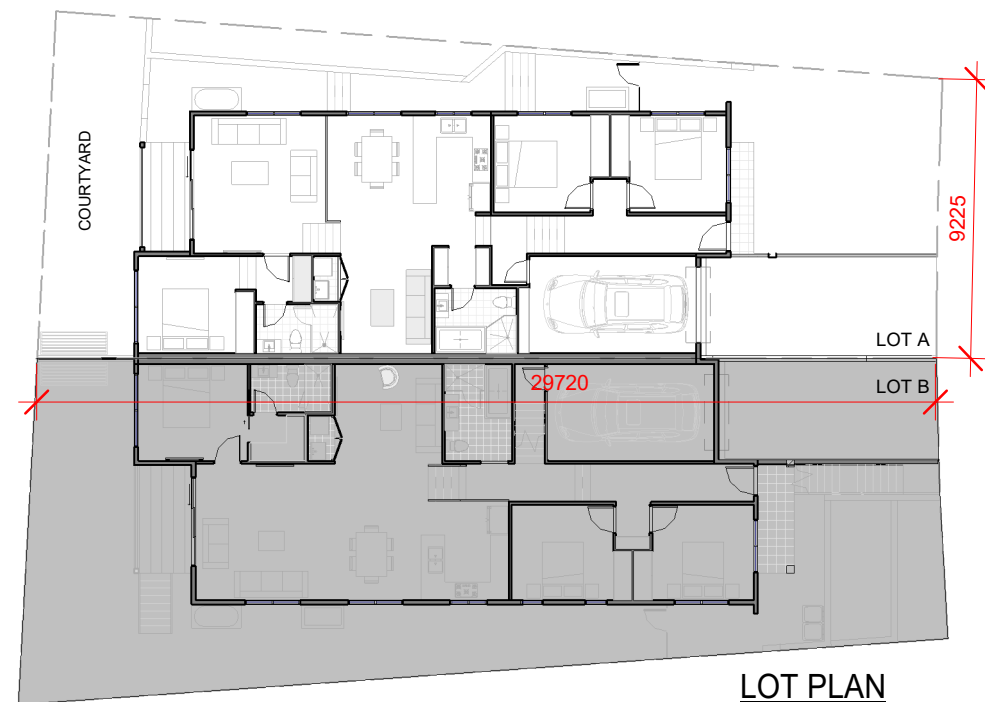
**SINGLE STOREY SINGLE GARAGE**

<b>TOTAL LAND AREA - 335 m<sup>2</sup> (8.6 x 33.6 MT)</b>	
<b>Floor Area</b> ( Incl. Garage , Porch & Patio )	<b>169 m<sup>2</sup></b>
<b>Open space</b> (Incl. Back & Front Courtyard)	<b>166 m<sup>2</sup></b>
	<b>18.2 Squares</b>

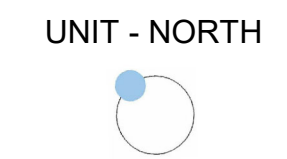




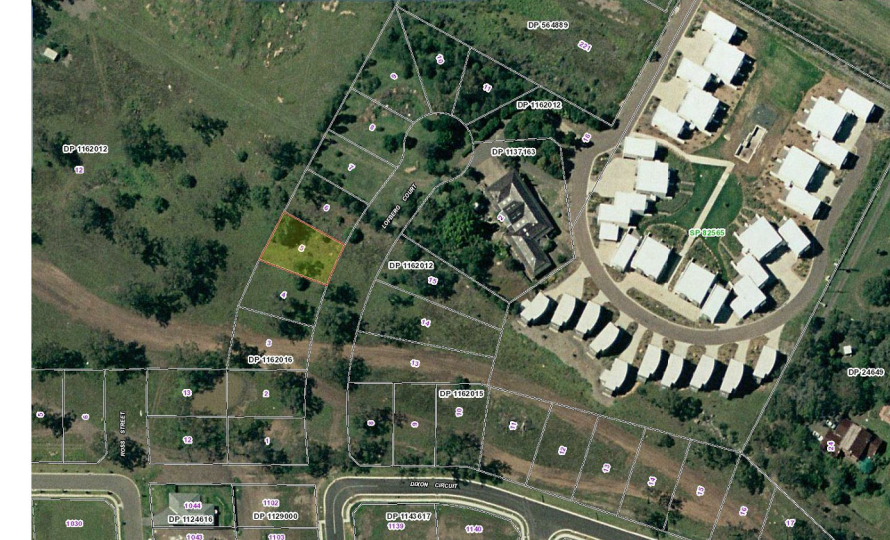
FLOOR PLAN



LOT PLAN



LOT 05, DP 1162016, 10 LOFBERG COURT, MUSWELLBROOK.



LOCATION PLAN

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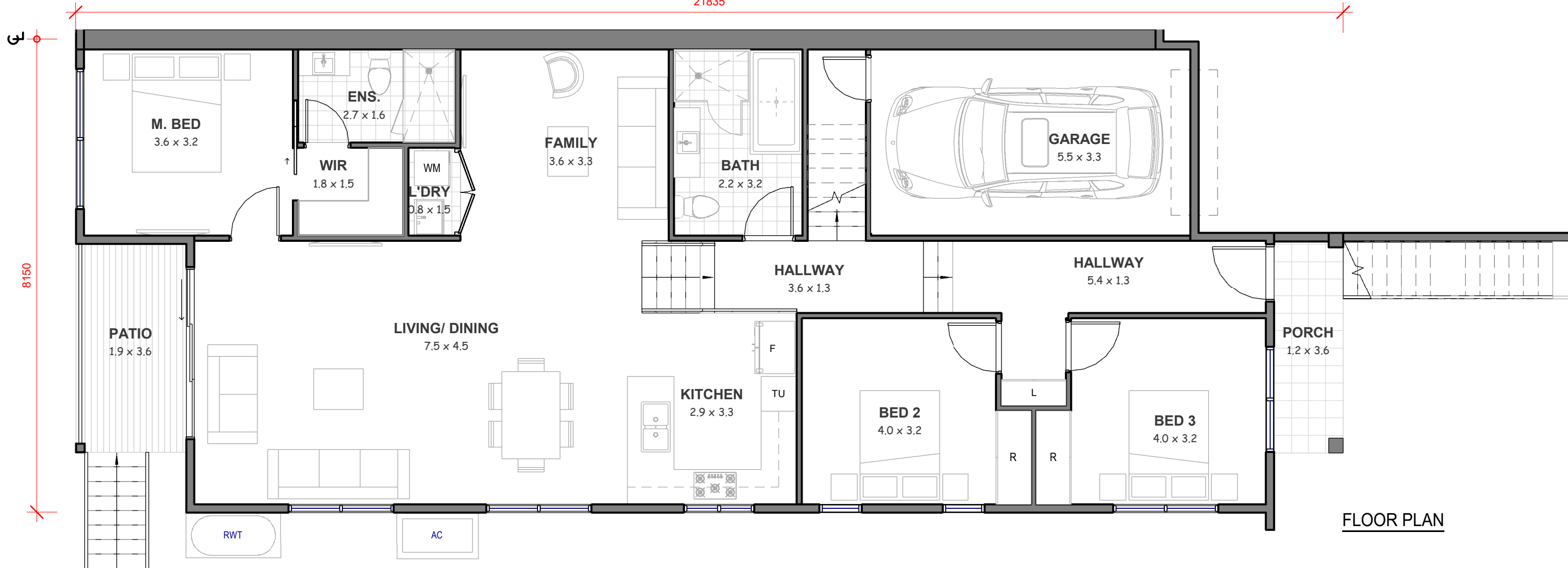


**LOT 5**  
 10A LOFBERG COURT  
 MUSWELLBROOK NSW

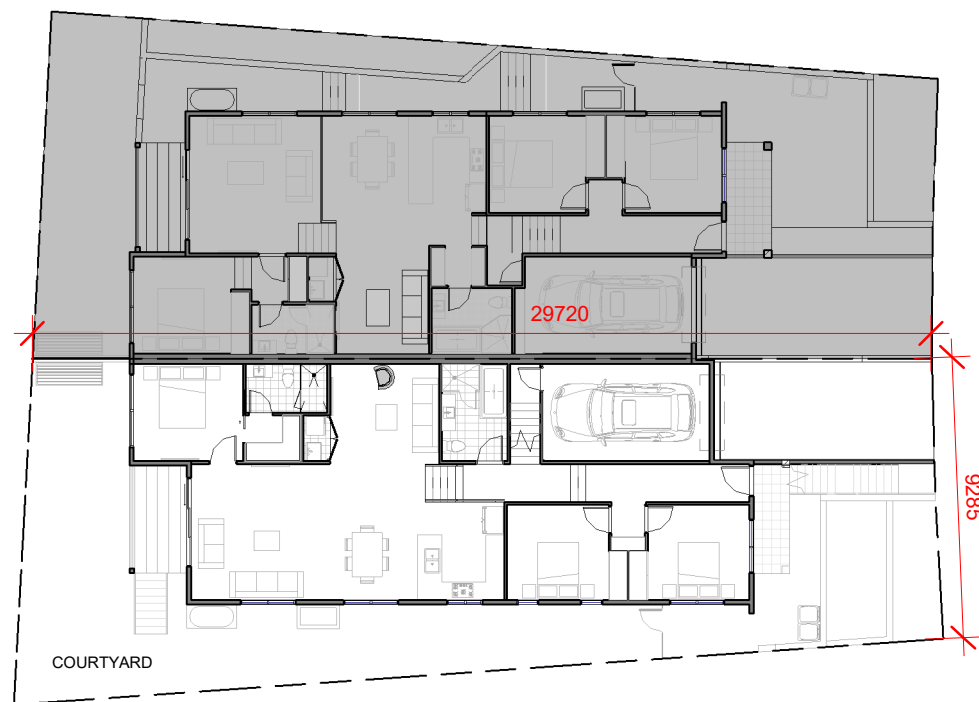
3 2 1 1

**SINGLE STOREY SINGLE GARAGE**

<b>TOTAL LAND AREA - 305 m<sup>2</sup> (29.4 x 9.2 MT)</b>		
<b>Floor Area</b> ( Incl. Garage , Porch & Patio )	<b>161 m<sup>2</sup></b>	<b>17.3 Squares</b>
<b>Open space</b> (Incl. Back & Front Courtyard)	<b>145 m<sup>2</sup></b>	



FLOOR PLAN



LOT PLAN

UNIT - NORTH



LOT 05, DP 1162016, 10 LOFBERG COURT, MUSWELLBROOK.



LOCATION PLAN

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**LOT 5**  
 10B LOFBERG COURT  
 MUSWELLBROOK NSW

3 2 1 1

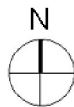
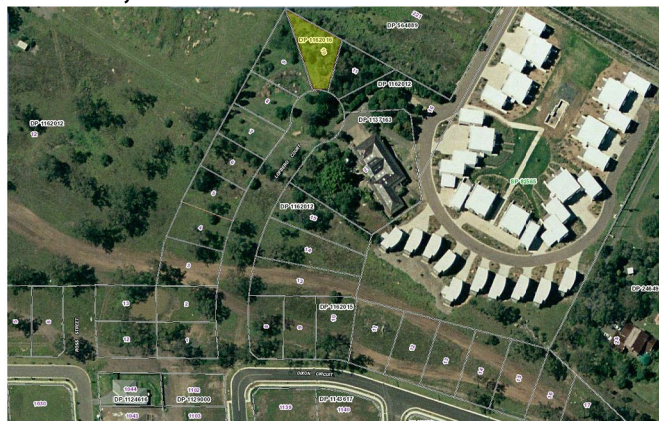
**SINGLE STOREY SINGLE GARAGE**

**TOTAL LAND AREA - 313 m<sup>2</sup> (29.7 x 9.2 MT)**

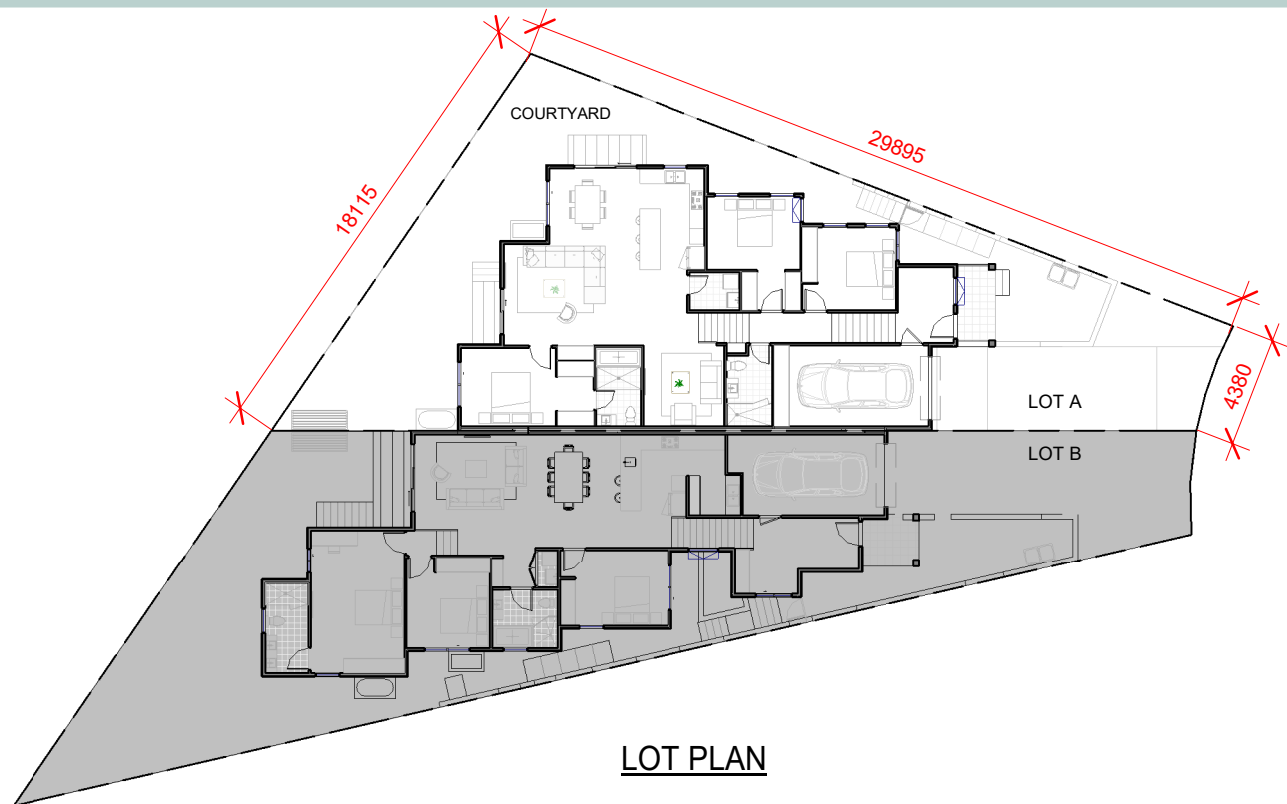
**Floor Area** ( Incl. Garage , Porch & Patio ) **166 m<sup>2</sup>** **17.9 Squares**

**Open space** (Incl. Back & Front Courtyard) **147 m<sup>2</sup>**

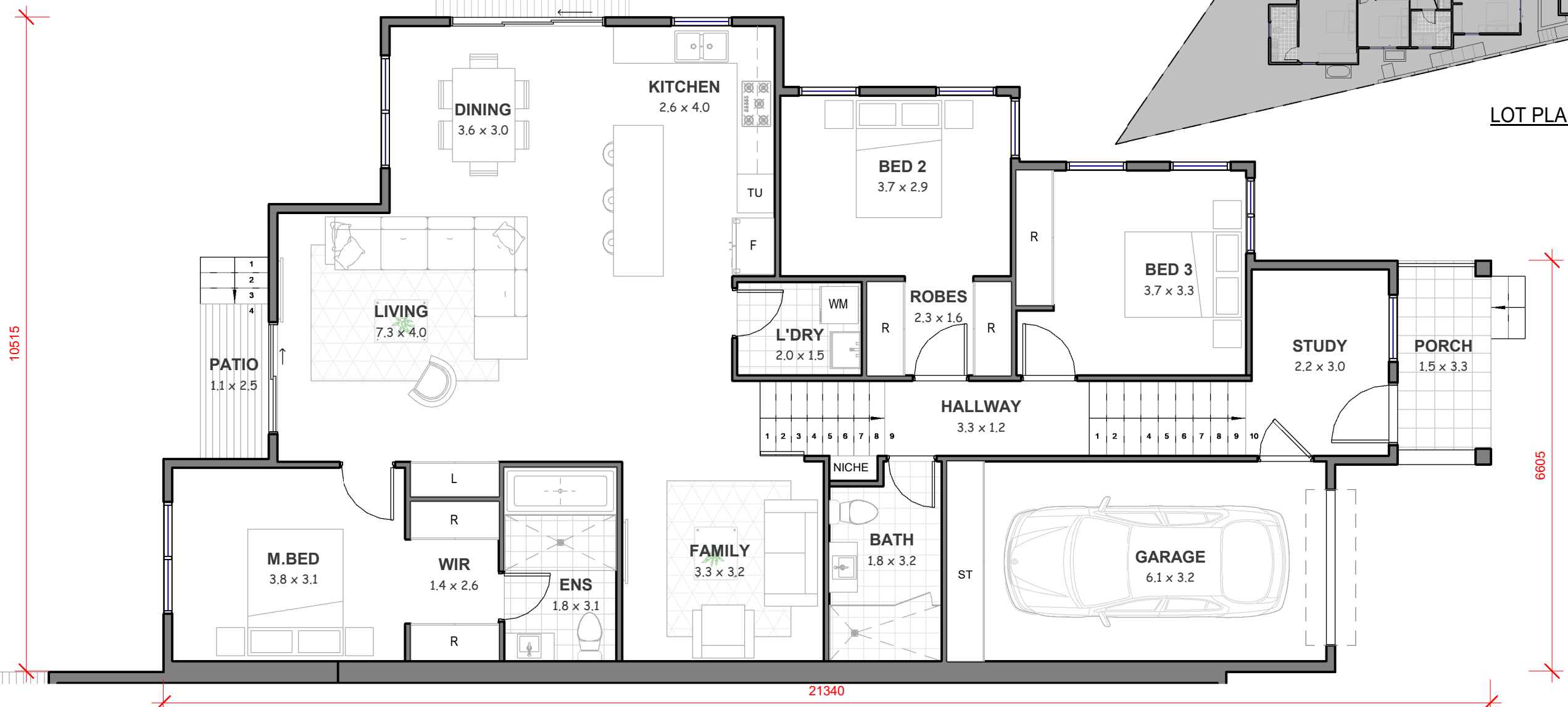
**LOT 10, DP 1162016, 20 LOFBERG COURT, MUSWELLBROOK.**



**LOCATION PLAN**



**LOT PLAN**



**UNIT - NORTH**

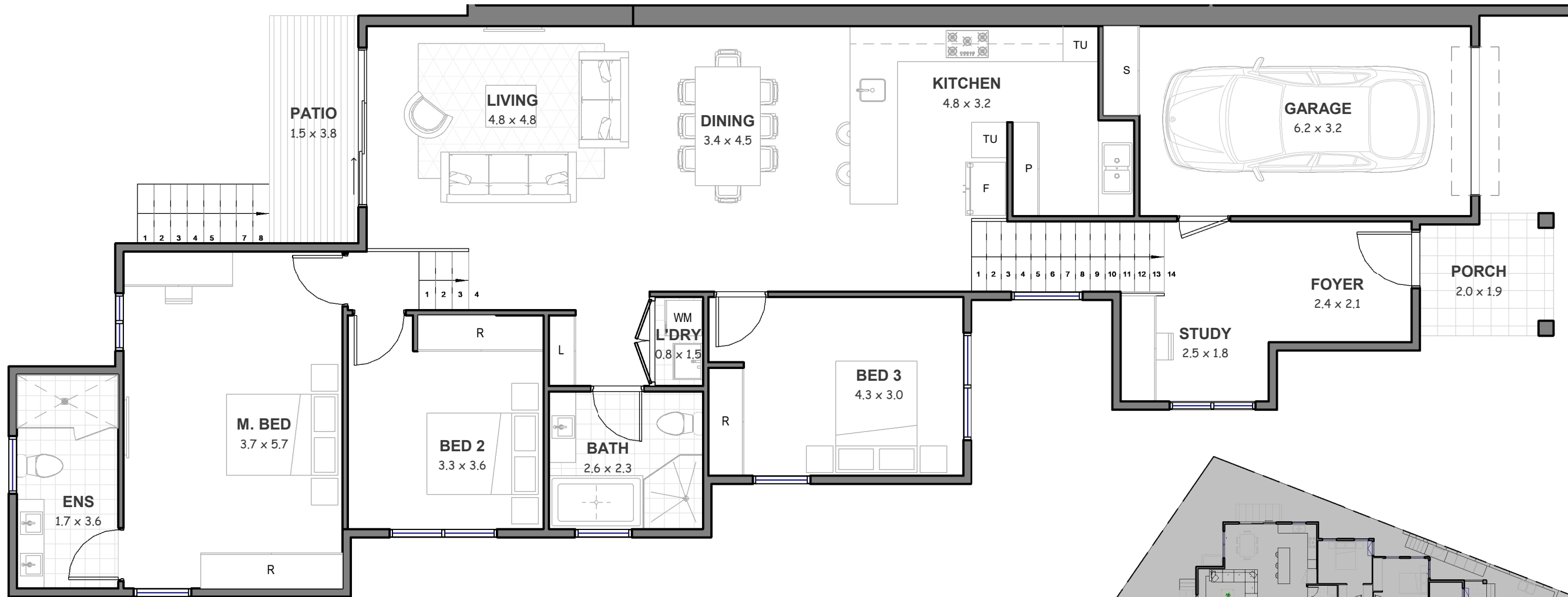
**DISCLAIMER:-**  
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**LOT 10**  
 20A LOFBERG COURT  
 MUSWELLBROOK NSW

3 2 1 2

**SINGLE STOREY SINGLE GARAGE**

<b>TOTAL LAND AREA - 339 m<sup>2</sup></b>		
<b>Ground Floor</b> ( Incl. Garage , Porch & Patio )	<b>179 m<sup>2</sup></b>	<b>19.3</b> Squares
<b>Open space</b> (Incl. Back & Front Courtyard)	<b>160 m<sup>2</sup></b>	

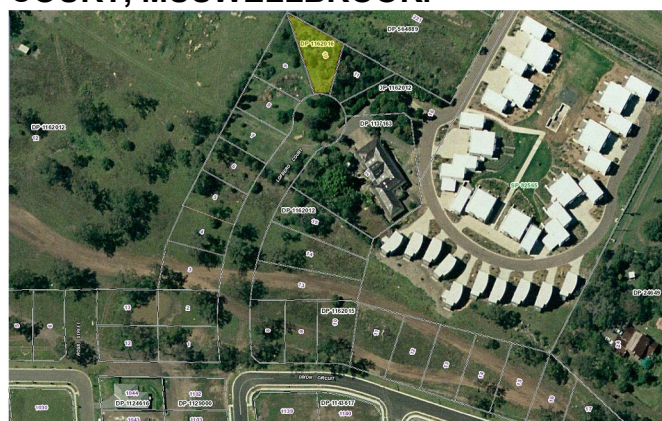


FLOOR PLAN

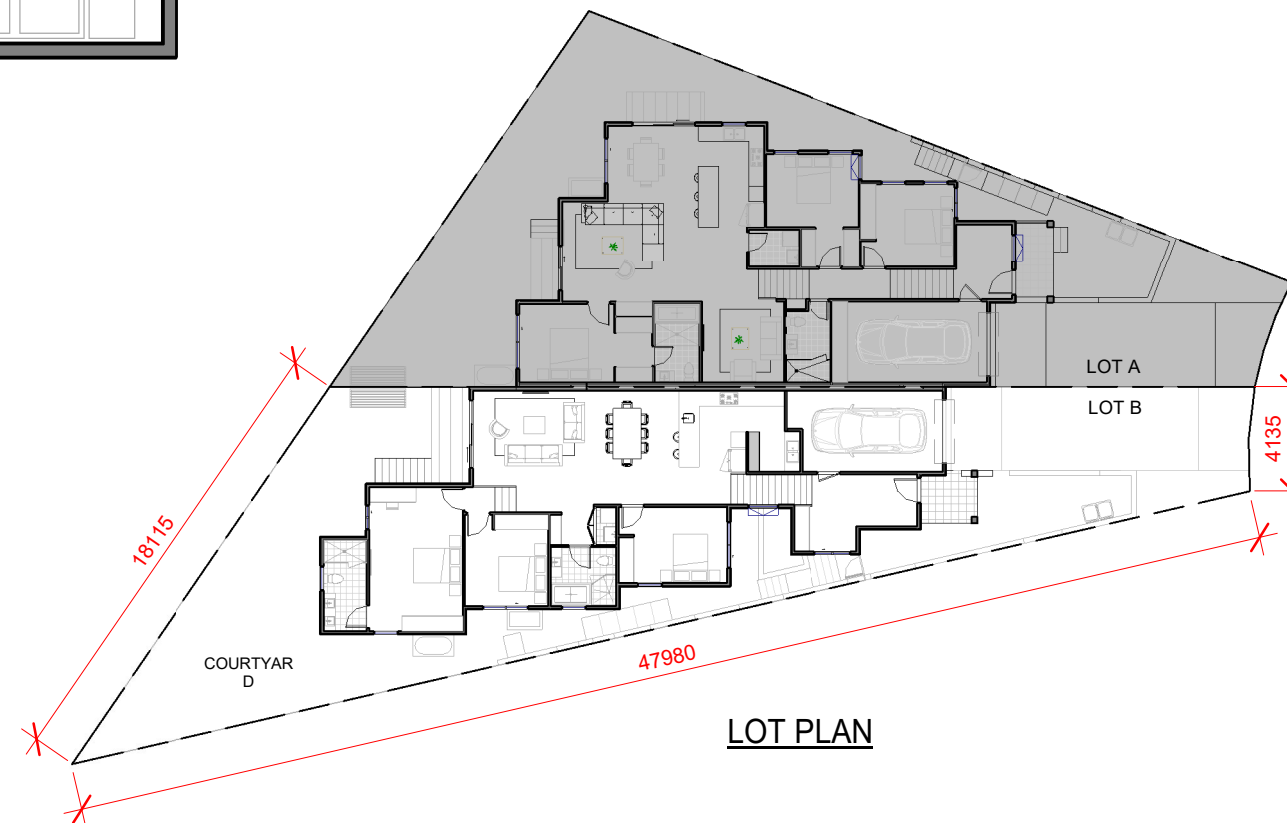
UNIT - NORTH



LOT 10, DP 1162016, 20 LOFBERG COURT, MUSWELLBROOK.



LOCATION PLAN



LOT PLAN

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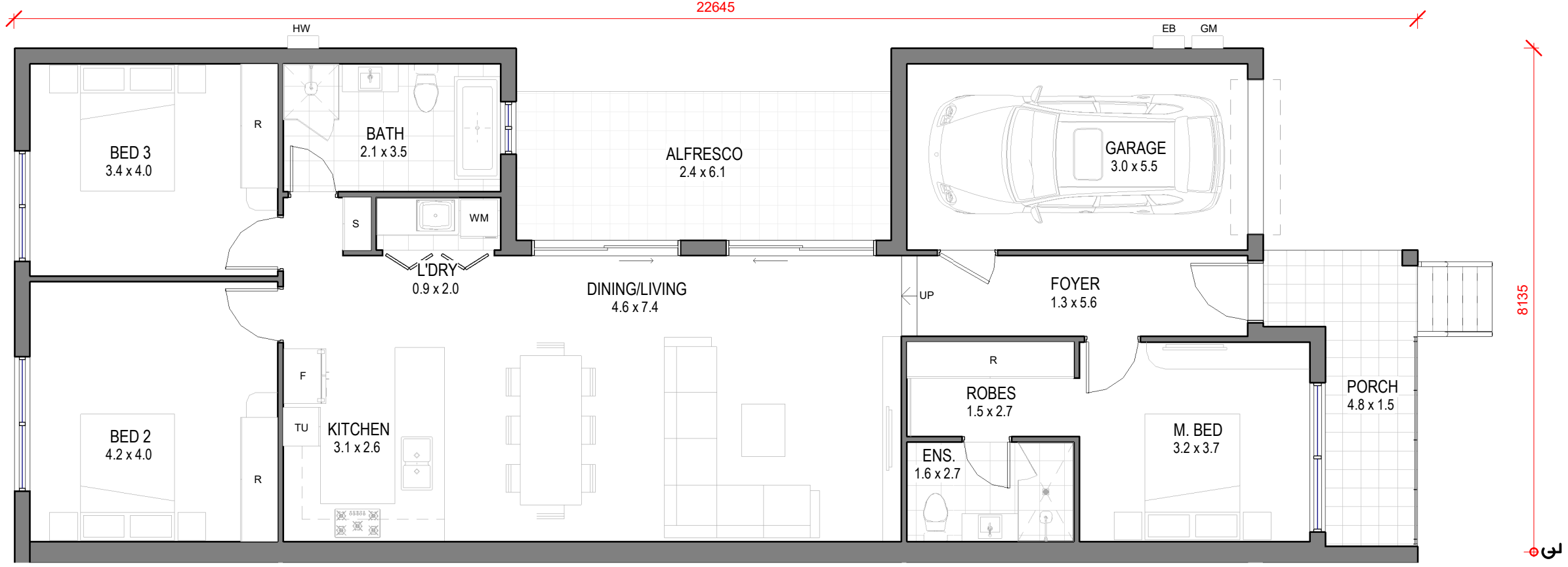
LOT 10  
20B LOFBERG COURT  
MUSWELLBROOK NSW

3 2 1 2

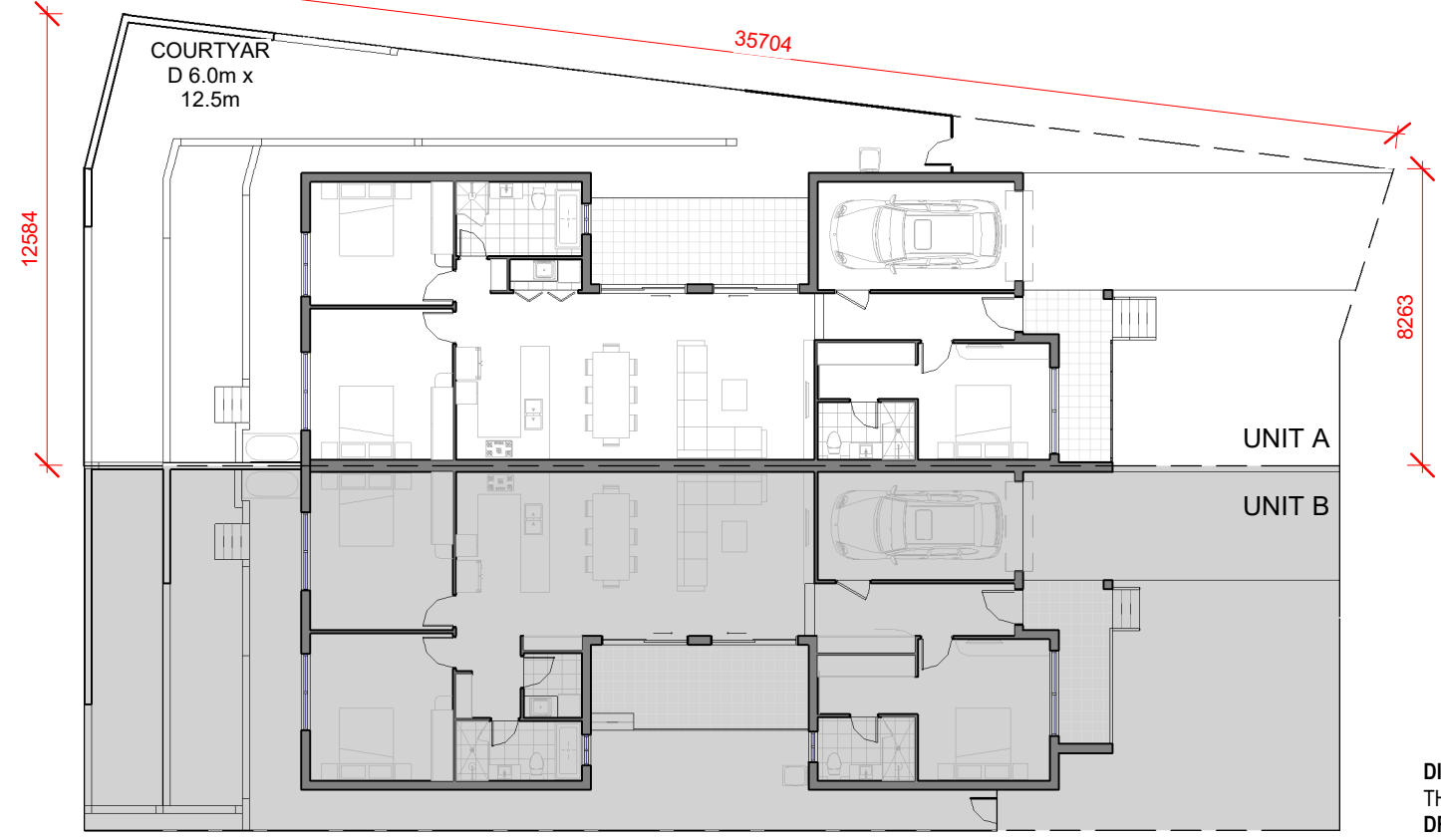
**SINGLE STOREY SINGLE GARAGE**

<b>TOTAL LAND AREA - 369 m<sup>2</sup></b>	
<b>Ground Floor</b> ( Incl. Garage , Porch & Patio )	<b>178 m<sup>2</sup></b>
<b>Open space</b> (Incl. Back & Front Courtyard)	<b>191 m<sup>2</sup></b>

**19.2** Squares



GROUND FLOOR PLAN



LOT PLAN



LOCATION PLAN - LOT 10 DP1162015

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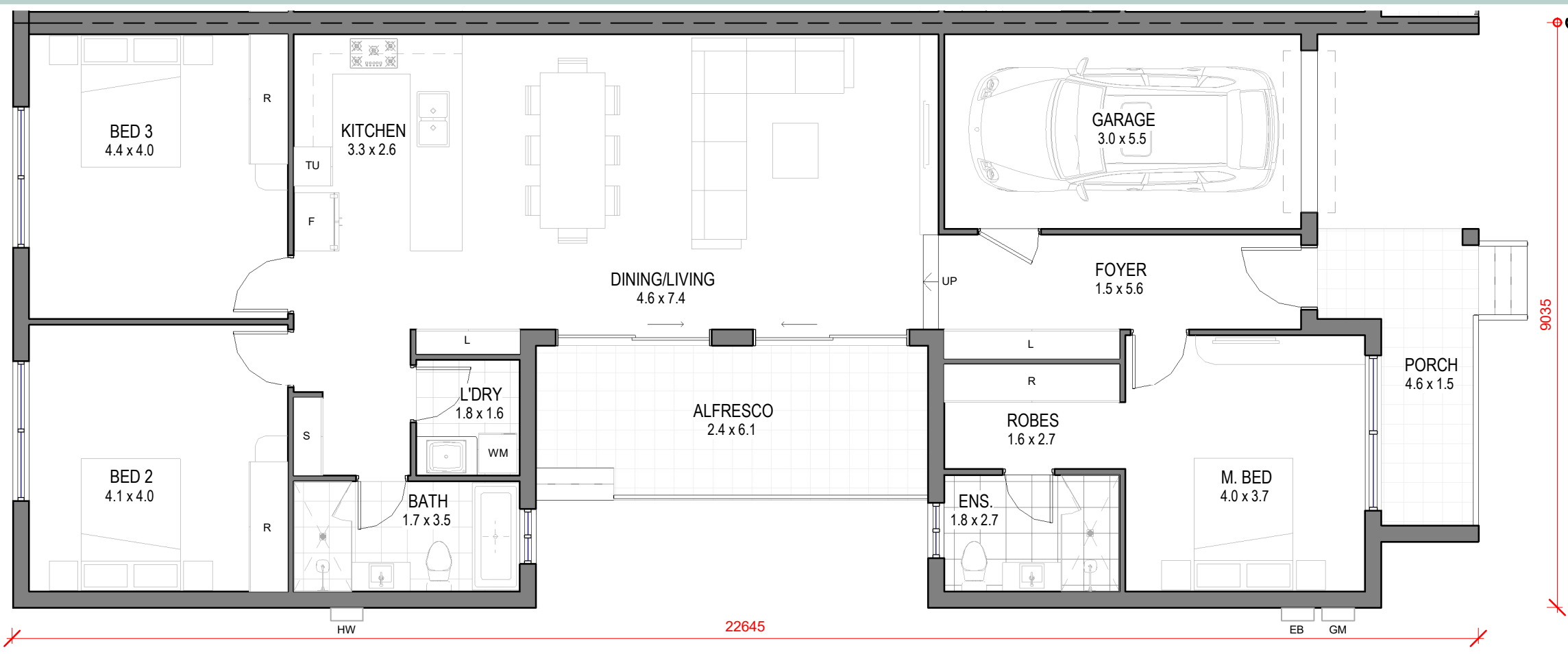
**LOT 10**  
 26A DIXON CIRCUIT  
 EASTBROOK ESTATE  
 MUSWELLBROOK NSW

3 2 1 1

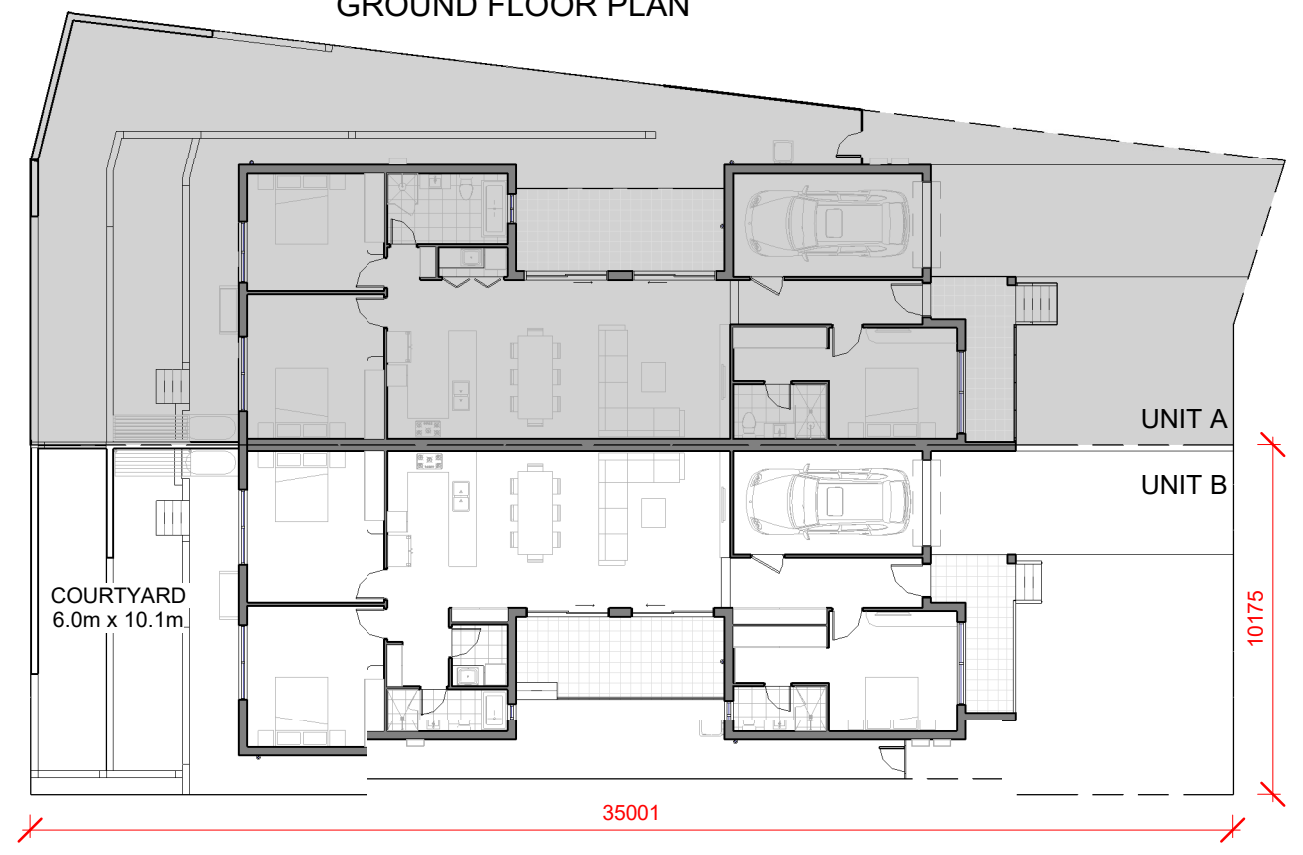
**SINGLE STOREY SINGLE GARAGE**

<b>TOTAL LAND AREA - 372 m<sup>2</sup> (8.26 x 35.7 MT)</b>	
<b>Ground Floor</b> ( Incl. Garage , Porch & Patio )	<b>173 m<sup>2</sup></b>
<b>Open space</b> (Incl. Back & Front Courtyard)	<b>199 m<sup>2</sup></b>

**18.6** Squares



GROUND FLOOR PLAN



LOT PLAN

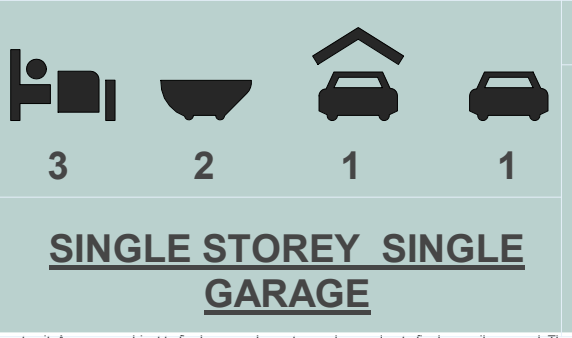


LOCATION PLAN - LOT 10 DP1162015

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**LOT 10**  
 26B DIXON CIRCUIT  
 EASTBROOK ESTATE  
 MUSWELLBROOK NSW



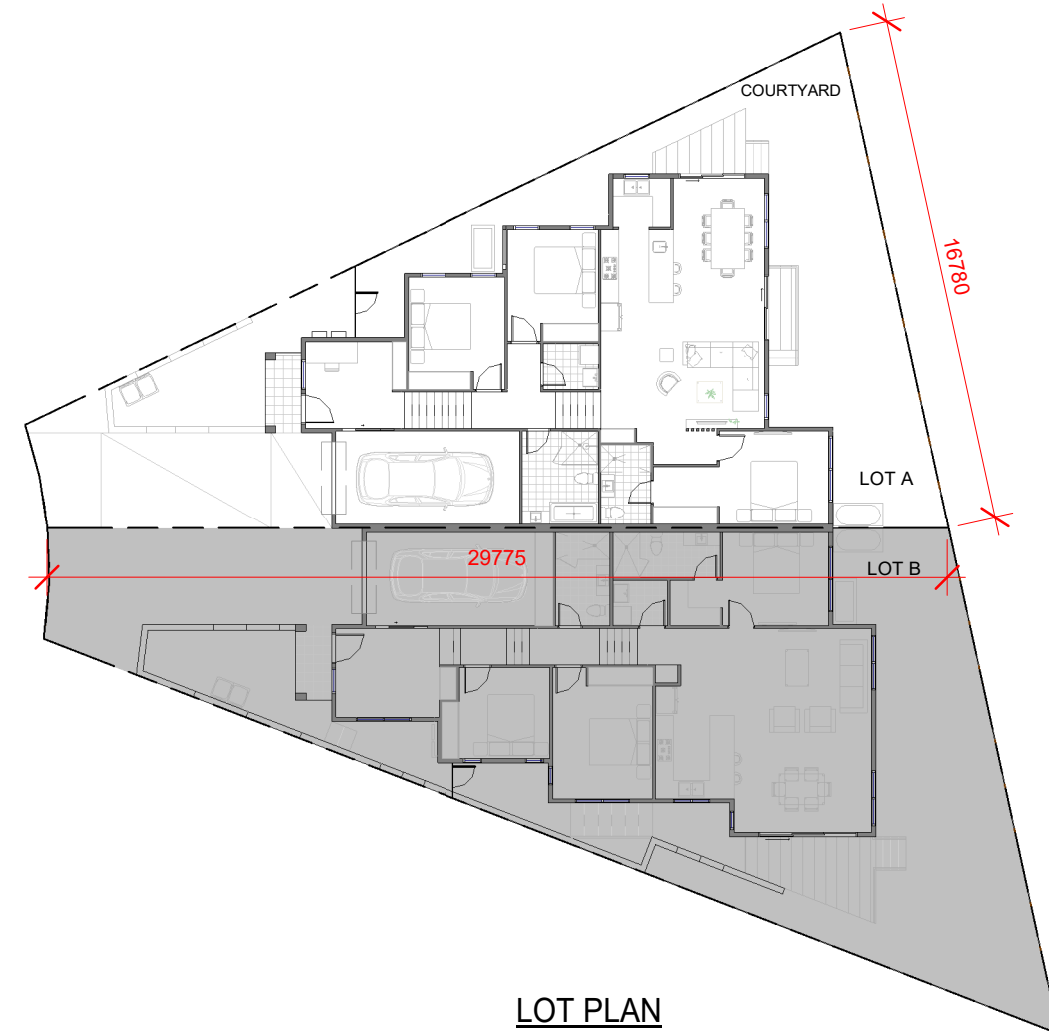
**TOTAL LAND AREA - 356 m<sup>2</sup> (10.1 x 35.7 MT)**

<b>Ground Floor</b> ( Incl. Garage , Porch & Patio )	<b>186 m<sup>2</sup></b>
<b>Open space</b> (Incl. Back & Front Courtyard)	<b>170 m<sup>2</sup></b>

**20.0** Squares



**LOCATION PLAN**



**UNIT - NORTH**

**DISCLAIMER:-**  
 THIS PLAN IS ONLY FOR ILLUSTRATIVE PURPOSE AND FOR MARKETING PURPOSE. AREAS ARE INDICATIVE AND SUBJECT TO FURTHER CHANGE AS PER UNITS. DRIVEWAYS MAY CHANGE/FLIP AS PER UNIT SELECTED. PRIVATE OPEN SPACE AREA WILL DIFFER UNIT TO UNIT. ROOM SIZE IS INCLUDING ROBES. EXTRA CAR SPACE IS SUBJECT TO CHANGE AS ALLOTTED TO DIFFERENT LOTS. WINDOWS AND DOOR SIZES ARE INDICATIVE ONLY. EASEMENT CAN AFFECT THE FRONT SET BACK OF THE HOUSE. RETAINING WALLS MAY BE ADDED AS PER SITE LEVELS DURING CONSTRUCTION STAGE.



**LOT 11**  
 22A LOFBERG COURT  
 MUSWELLBROOK NSW

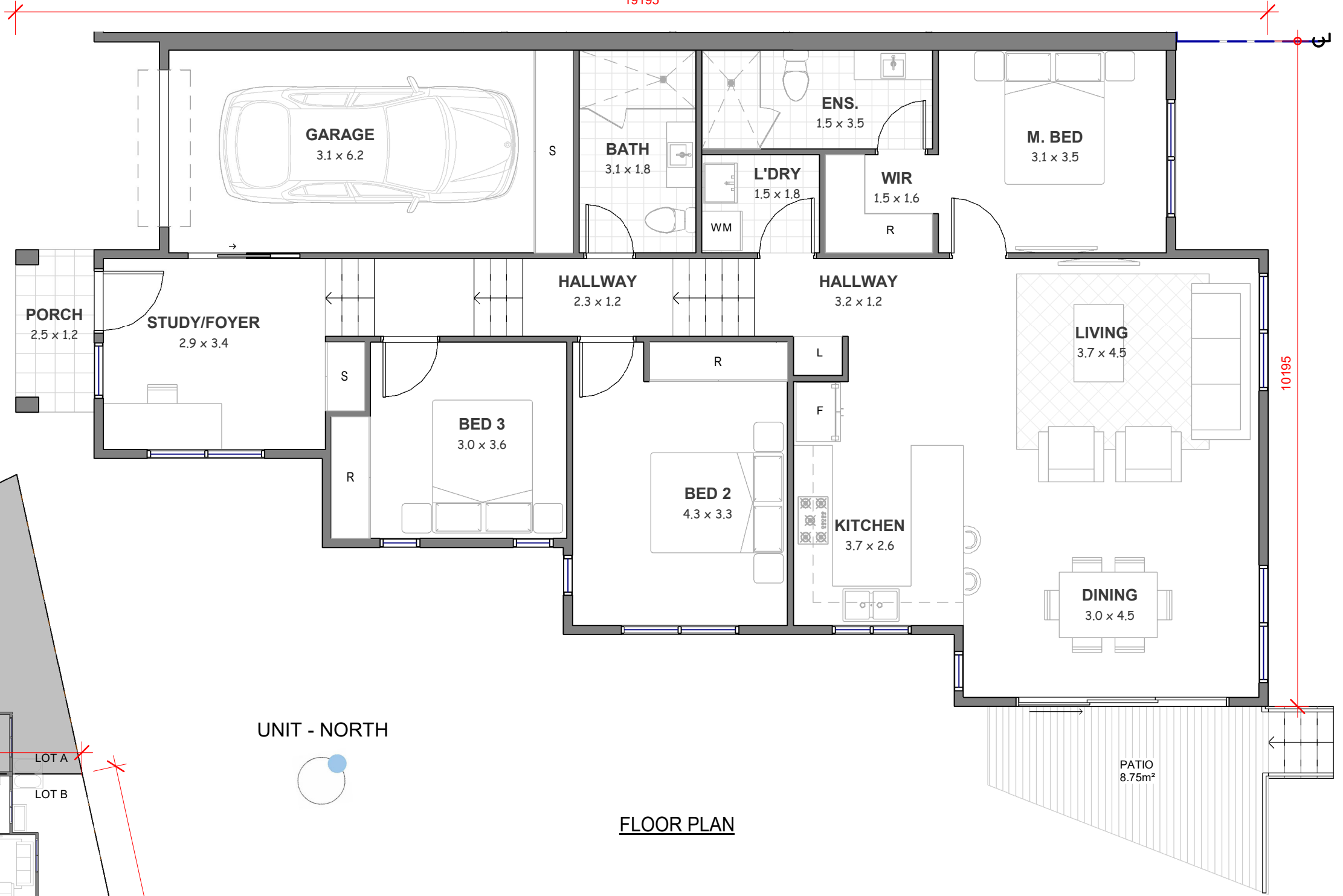
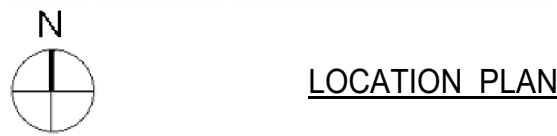
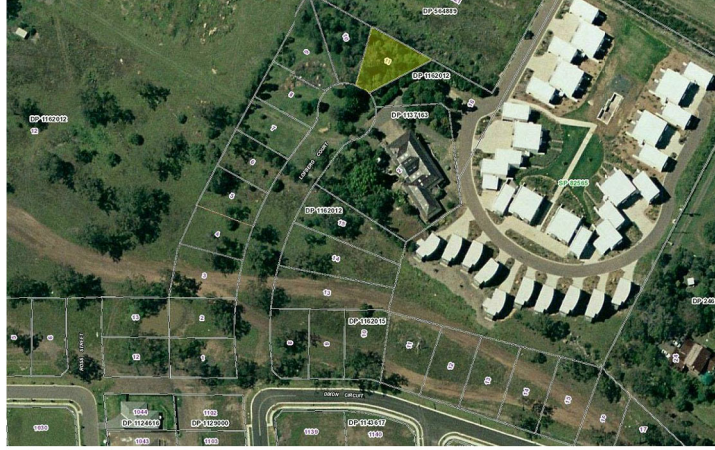
3 2 1 2

**SINGLE STOREY SINGLE GARAGE**

<b>TOTAL LAND AREA - 295 m<sup>2</sup></b>	
<b>Ground Floor</b> ( Incl. Garage , Porch & Patio )	<b>162 m<sup>2</sup></b>
<b>Open space</b> (Incl. Back & Front Courtyard)	<b>133 m<sup>2</sup></b>

**17.4** Squares

LOT 11, DP 1162016, 22 LOFBERG COURT, MUSWELLBROOK.



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**LOT 11**  
 22B LOFBERG COURT  
 MUSWELLBROOK NSW



**TOTAL LAND AREA - 311 m<sup>2</sup> 29.7MT x 17.1MT**

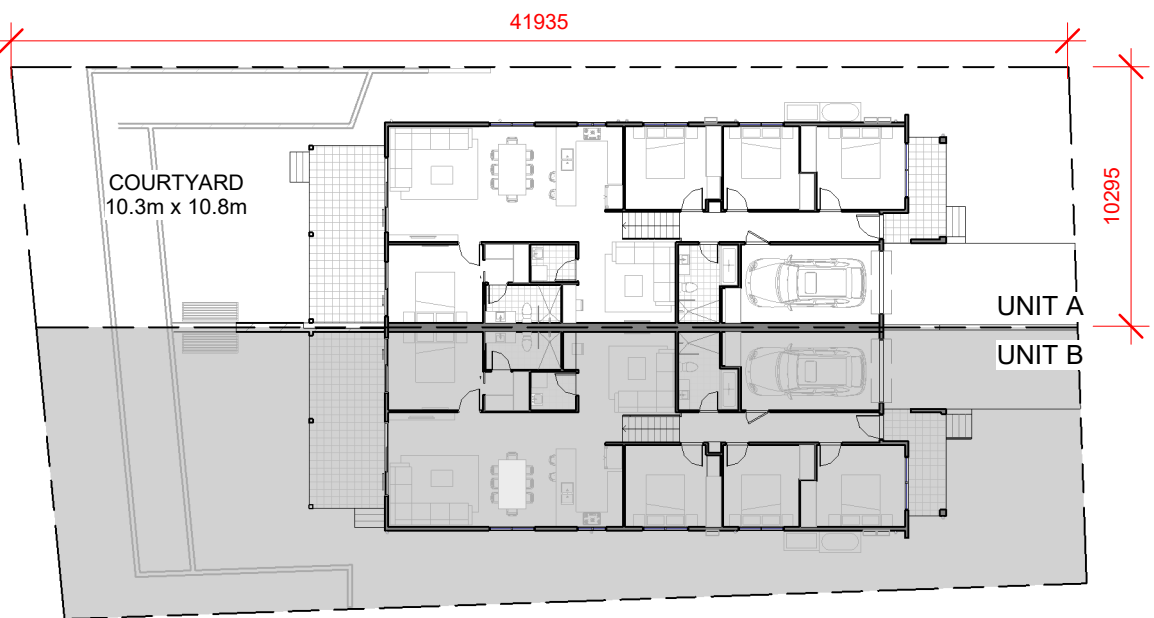
**Ground Floor** ( Incl. Garage , Porch & Patio ) **160 m<sup>2</sup>**  
**Open space** (Incl. Back & Front Courtyard) **151 m<sup>2</sup>**

**17.2** Squares





FLOOR PLAN



LOT PLAN



LOCATION PLAN - LOT 15 DP1162015

**DISCLAIMER:-**  
 THIS PLAN IS ONLY FOR ILLUSTRATIVE PURPOSE AND FOR MARKETING PURPOSE AREAS ARE INDICATIVE AND SUBJECT TO FURTHER CHANGE AS PER UNITS. DRIVEWAYS MAY CHANGE/FLIP AS PER UNIT SELECTED. PRIVATE OPEN SPACE AREA WILL DIFFER UNIT TO UNIT. ROOM SIZE IS INCLUDING ROBES. EXTRA CAR SPACE IS SUBJECT TO CHANGE AS ALLOTTED TO DIFFERENT LOTS. WINDOWS AND DOOR SIZES ARE INDICATIVE ONLY. EASEMENT CAN AFFECT THE FRONT SET BACK OF THE HOUSE. RETAINING WALLS MAY BE ADDED AS PER SITE LEVELS DURING CONSTRUCTION STAGE.



**LOT 15**  
 36A DIXON CIRCUIT  
 EASTBROOK ESTATE  
 MUSWELLBROOK NSW

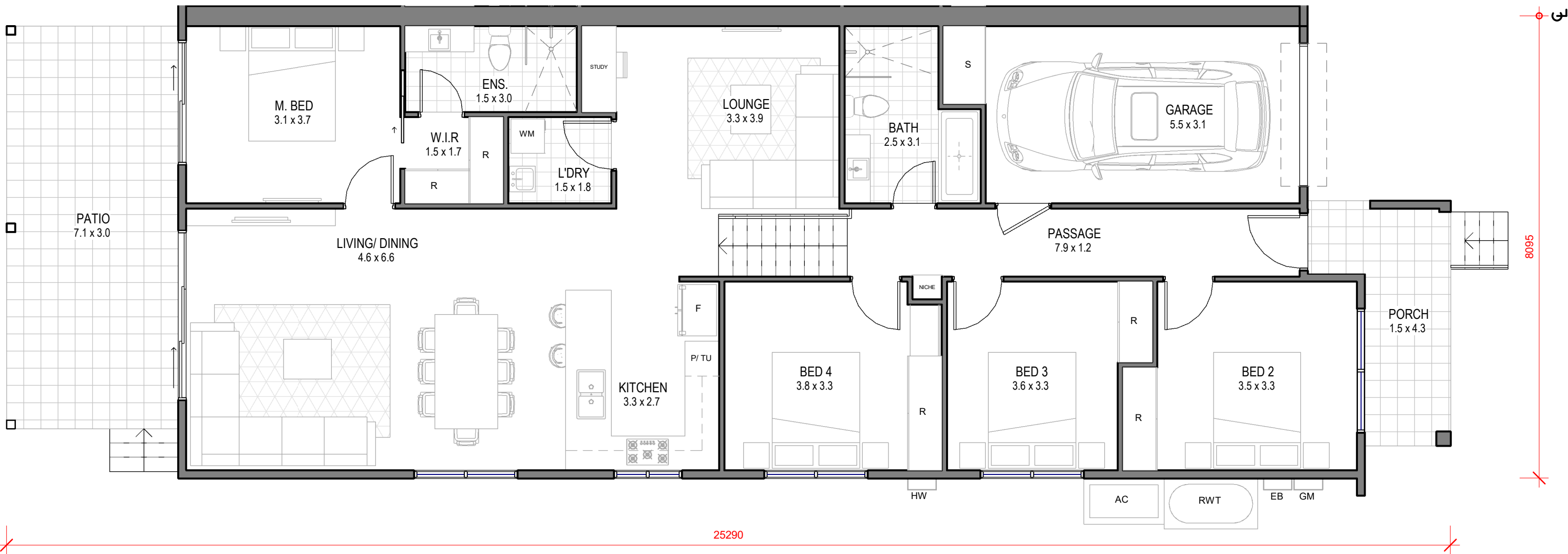
**4**   **2**   **1**   **1**

**SINGLE STOREY SINGLE GARAGE**

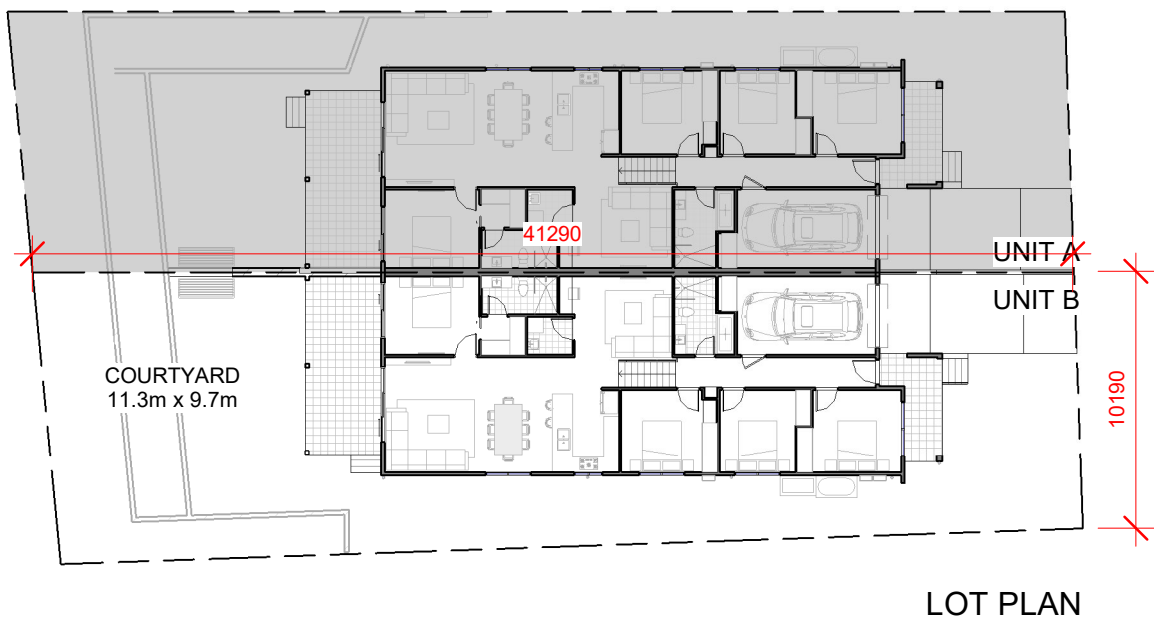
**TOTAL LAND AREA - 428 m<sup>2</sup> (10.3 x 41.9 MT)**

**Ground Floor** ( Incl. Garage , Porch & Patio )     **194 m<sup>2</sup>**  
**Open space** (Incl. Back & Front Courtyard)     **234 m<sup>2</sup>**

**20.9** Squares



FLOOR PLAN



LOT PLAN



LOCATION PLAN - LOT 15 DP1162015

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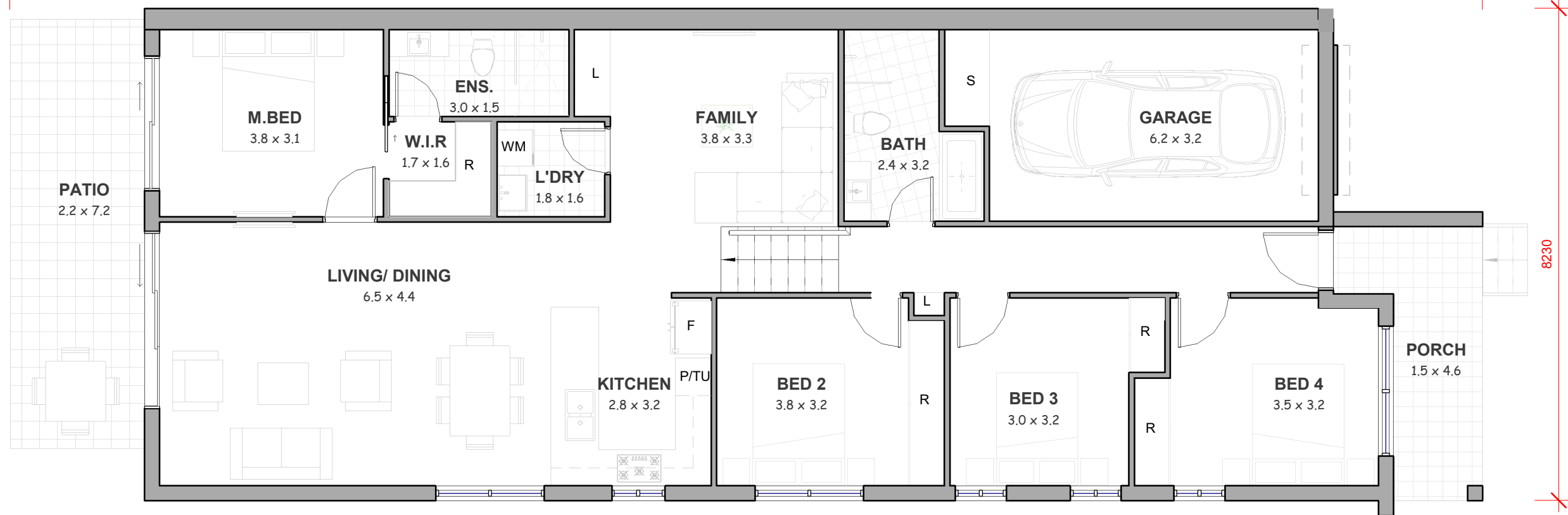
**LOT 15**  
36B DIXON CIRCUIT  
EASTBROOK ESTATE  
MUSWELLBROOK NSW

**4**   **2**   **1**   **1**

**SINGLE STOREY SINGLE GARAGE**

<b>TOTAL LAND AREA - 447 m<sup>2</sup> (10.2 x 41.2 MT)</b>	
<b>Ground Floor</b> ( Incl. Garage , Porch & Patio )	<b>195 m<sup>2</sup></b>
<b>Open space</b> (Incl. Back & Front Courtyard)	<b>252 m<sup>2</sup></b>

**21.0** Squares



GROUND FLOOR PLAN

UNIT - NORTH



LOT PLAN



LOCATION PLAN-LOT 16 DP1162015

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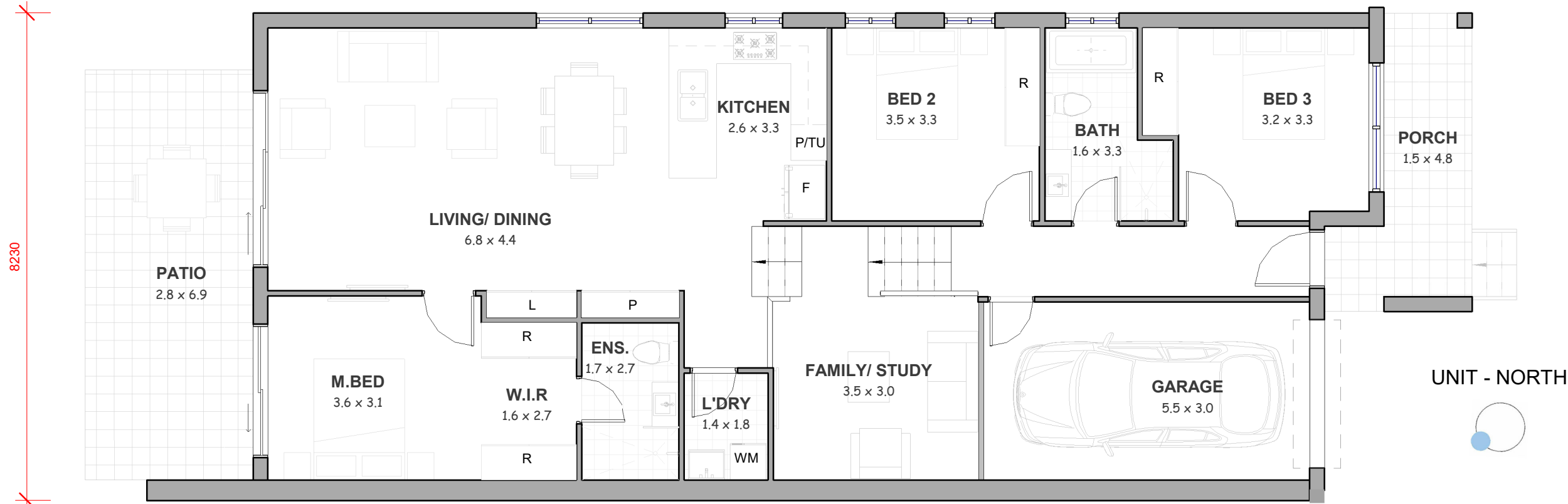
**LOT 16**  
**38A DIXON CIRCUIT**  
**MUSWELLBROOK. NSW**

**3**   **2**   **1**   **1**

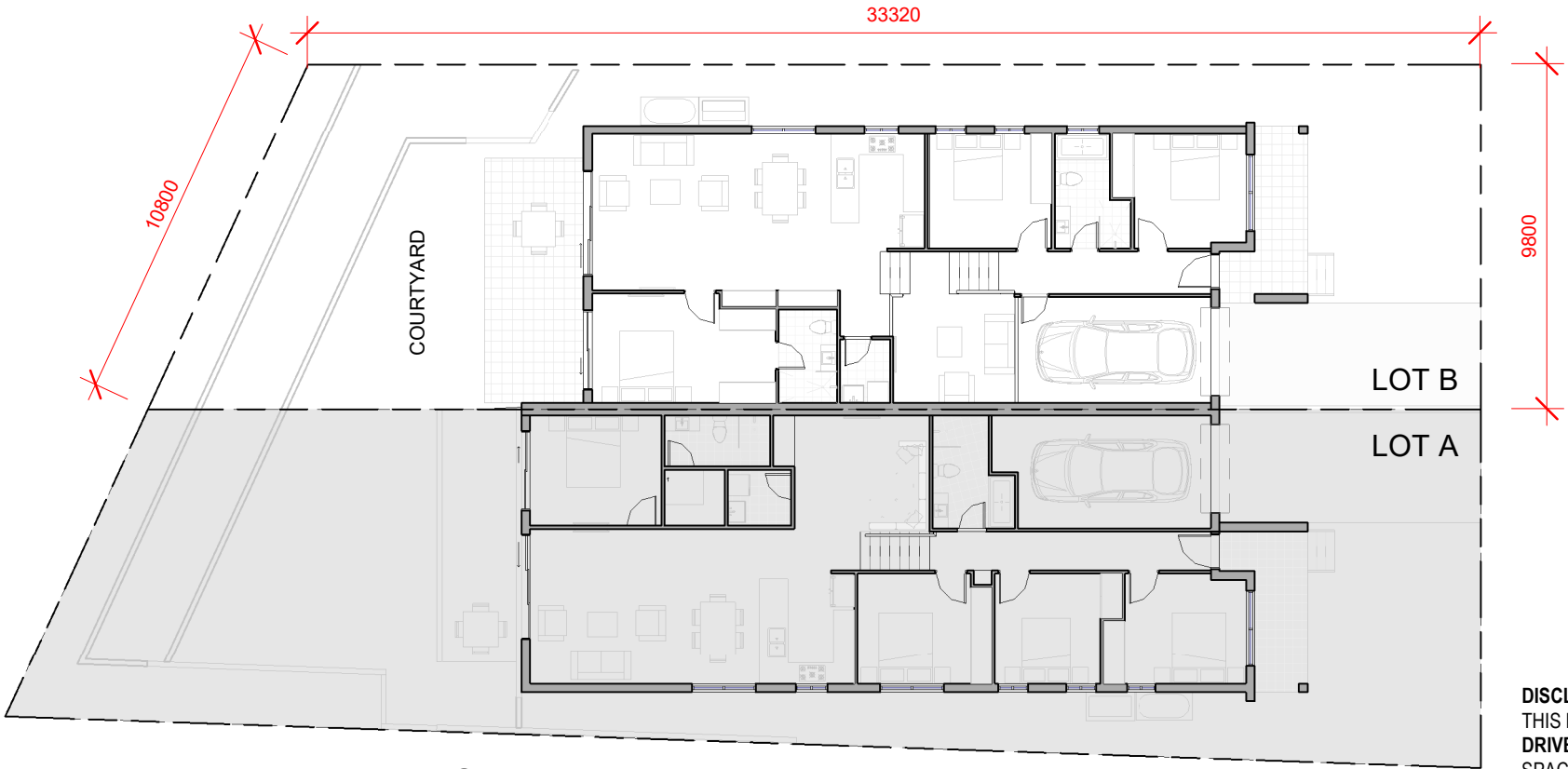
**SINGLE STOREY SINGLE GARAGE**

<b>TOTAL LAND AREA - 379 m<sup>2</sup></b> (10.2 MT x 41.9 MT)	
<b>Ground Floor</b> ( Incl. Garage , Porch & Patio )	<b>189 m<sup>2</sup></b>
<b>Open space</b> (Incl. Back & Front Courtyard)	<b>190 m<sup>2</sup></b>

**20.3** Squares



GROUND FLOOR PLAN



LOT PLAN



LOCATION PLAN-LOT 16 DP1162015

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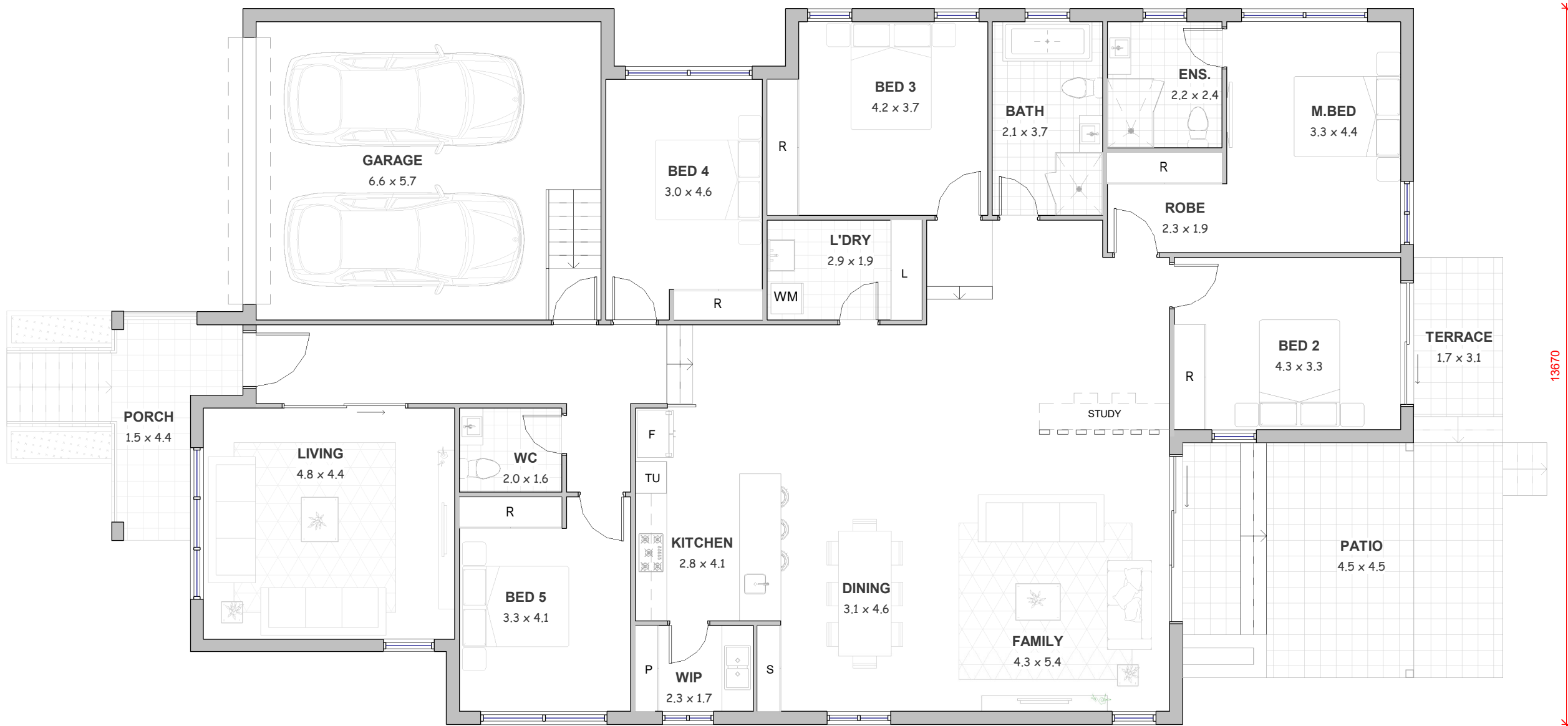


**LOT 16**  
**38B DIXON CIRCUIT**  
**MUSWELLBROOK. NSW**

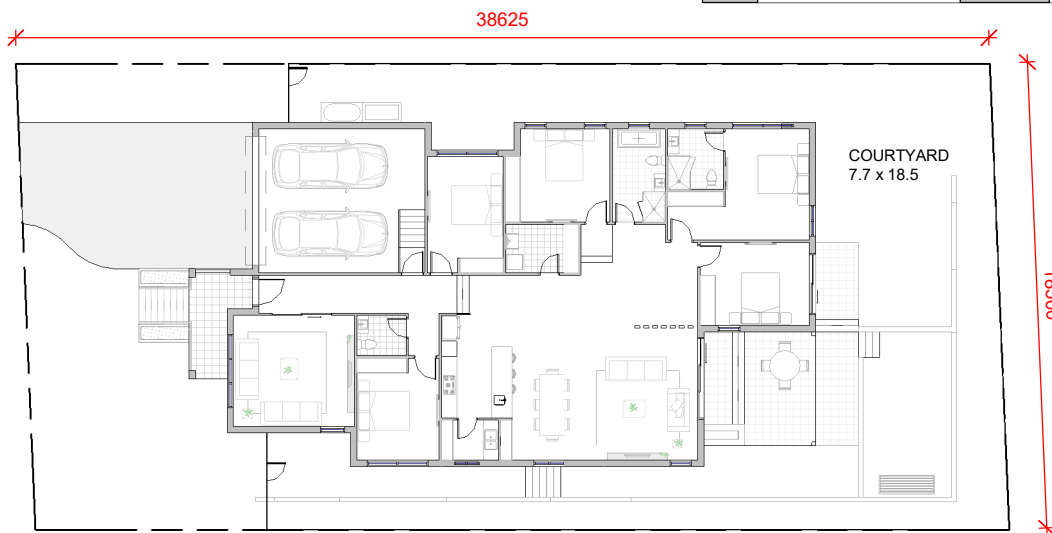
3 2 1 1

**SINGLE STOREY SINGLE GARAGE**

<b>TOTAL LAND AREA - 349 m<sup>2</sup></b> (9.8 MT x 33.3 MT)	
<b>Ground Floor</b> ( Incl. Garage , Porch & Patio )	<b>179 m<sup>2</sup></b>
<b>Open space</b> (Incl. Back & Front Courtyard)	<b>170 m<sup>2</sup></b>
	<b>19.3 Squares</b>



UNIT - NORTH  
  
 GROUND FLOOR PLAN



LOT PLAN



LOCATION PLAN-LOT 210 DP 1078158

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LOT 210  
 17 BLOODWOOD ROAD  
 MUSWELLBROOK. NSW

5 2 2 2

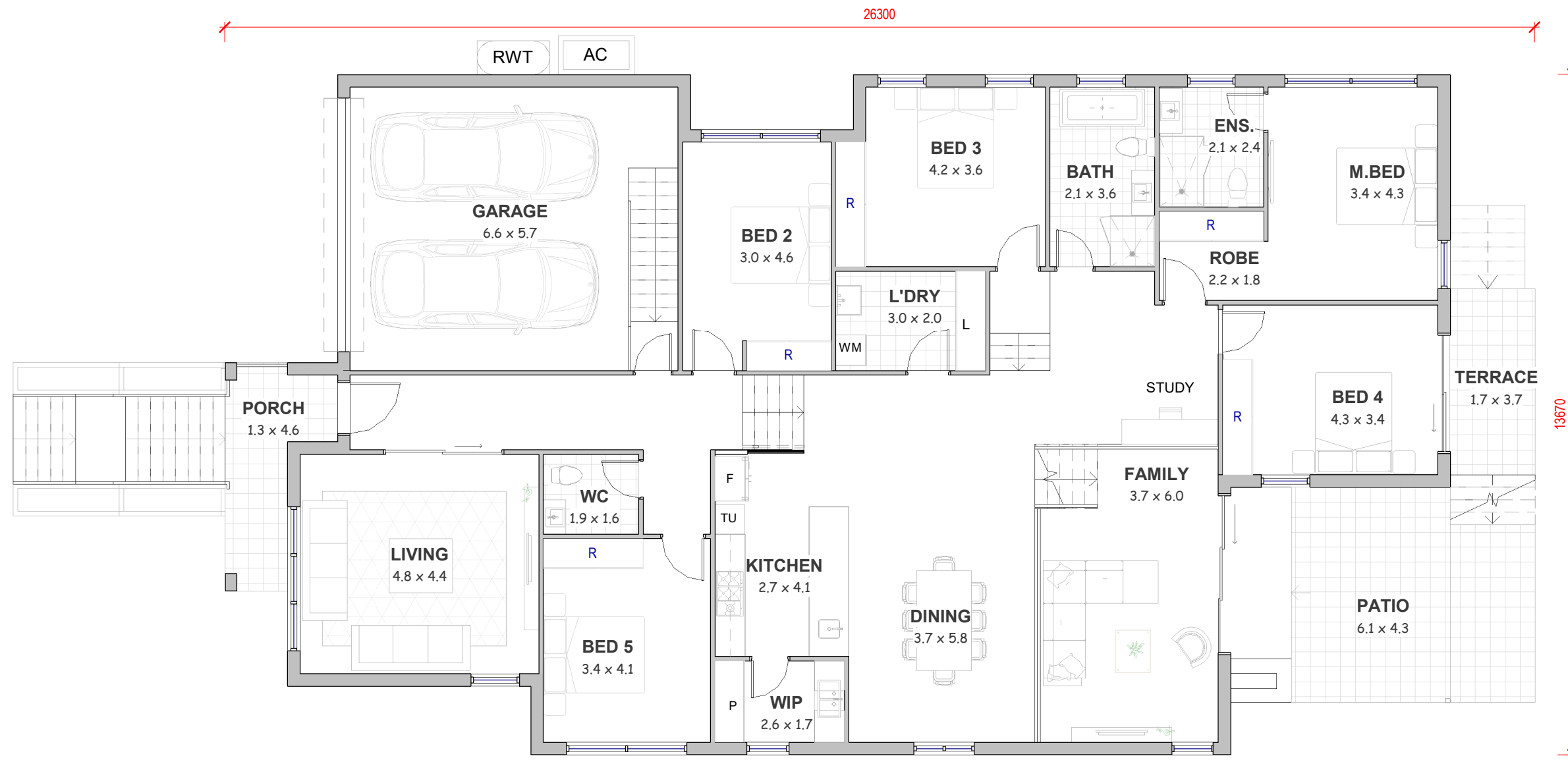
**SINGLE STOREY SINGLE GARAGE**

TOTAL LAND AREA - 714 m<sup>2</sup> (18.5 x 38.6 MT)

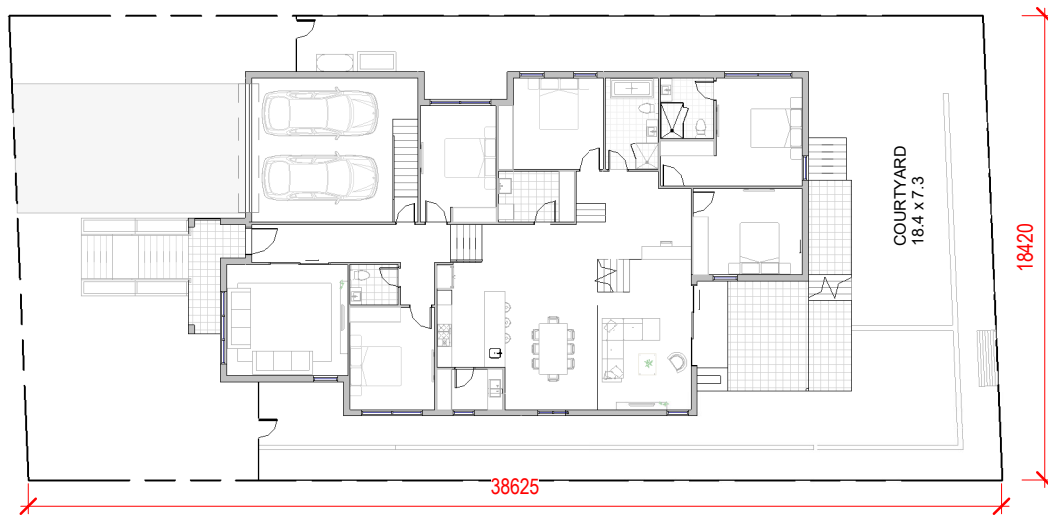
Floor Area (Incl. Garage, Porch & Patio) 321 m<sup>2</sup>

34.6 Squares

Open space (Incl. Back & Front Courtyard) 393 m<sup>2</sup>



UNIT - NORTH  
  
**GROUND FLOOR PLAN**



**LOT PLAN**



**LOCATION PLAN-LOT 211 DP 1078158**

**DISCLAIMER:-**  
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**LOT 211**  
 15 BLOODWOOD ROAD  
 MUSWELLBROOK. NSW

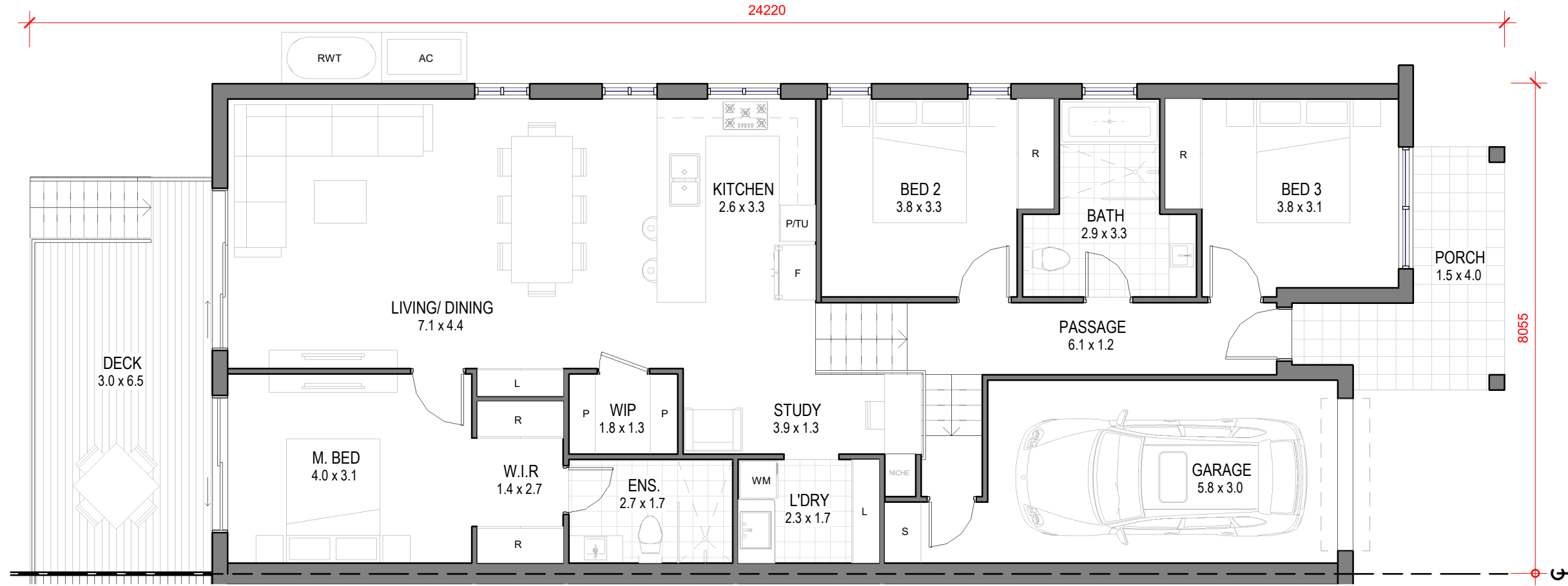
**SINGLE STOREY SINGLE GARAGE**

**TOTAL LAND AREA - 711 m<sup>2</sup> (18.4 x 38.6 MT)**

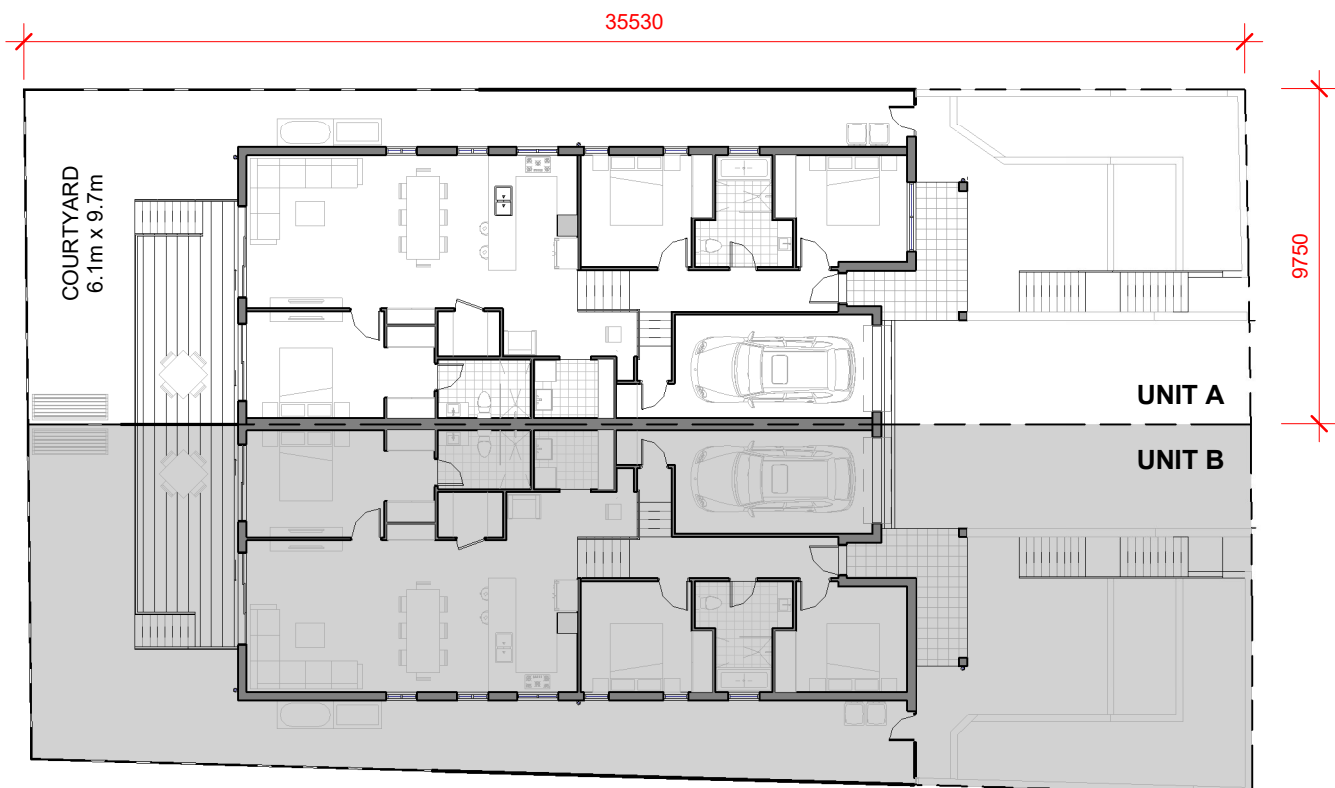
**Floor Area (Incl. Garage, Porch & Patio) 320 m<sup>2</sup>**

**34.4 Squares**

**Open space (Incl. Back & Front Courtyard) 392 m<sup>2</sup>**



FLOOR PLAN



LOT PLAN



LOCATION PLAN - LOT 1146 DP1143617

**DISCLAIMER:-**  
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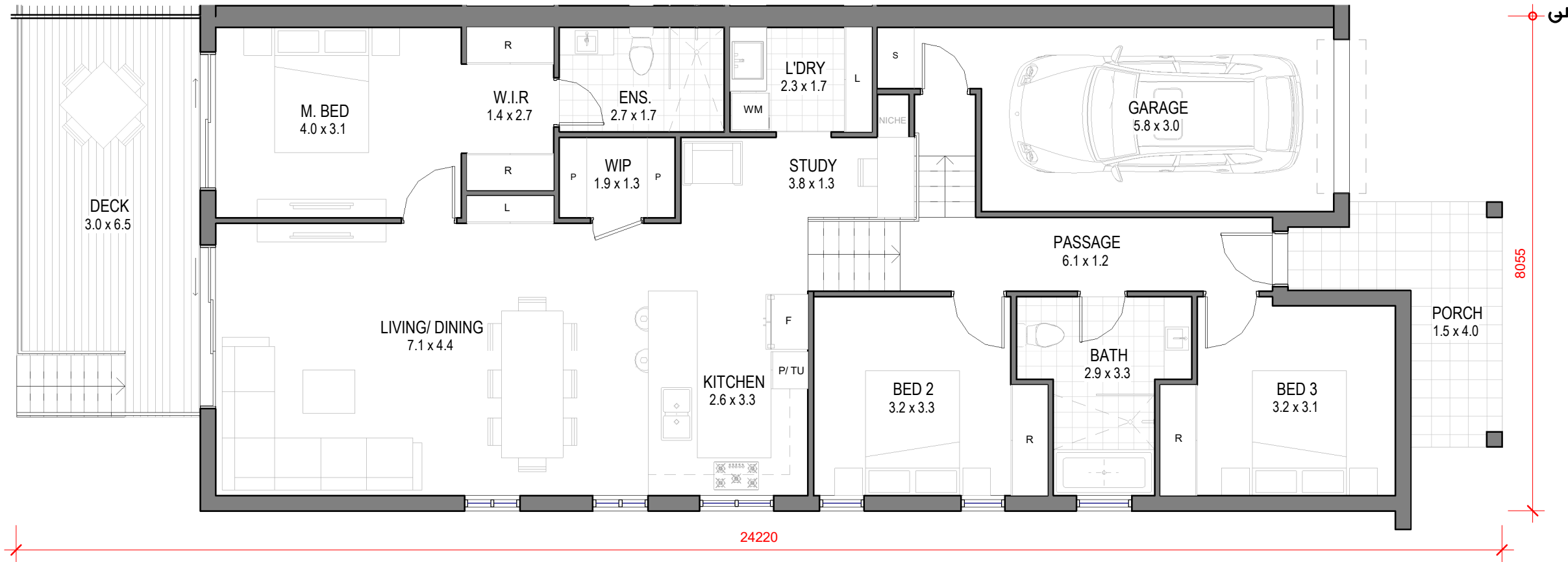
**LOT 1146**  
 12A GRANT MILLER ST.  
 EASTBROOK ESTATE  
 MUSWELLBROOK NSW

3 2 1 1

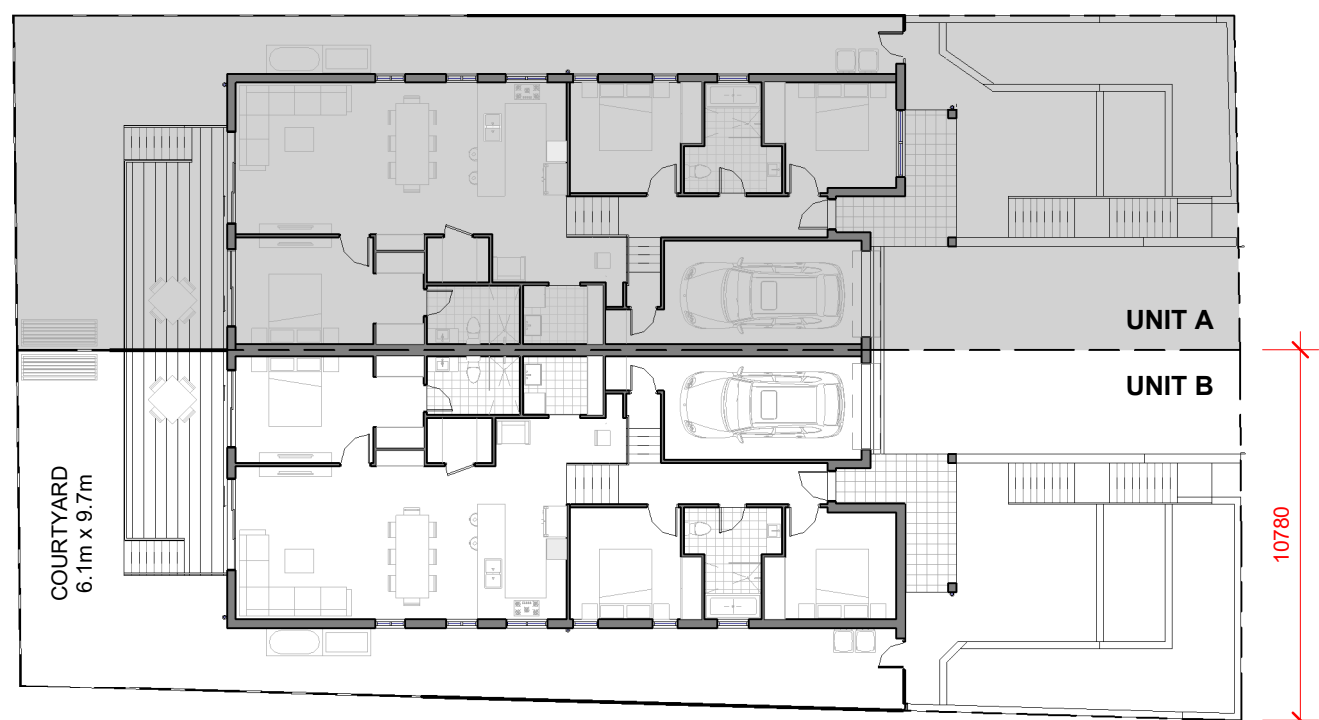
**SINGLE STOREY SINGLE GARAGE**

**TOTAL LAND AREA - 347 m<sup>2</sup> (9.75 MT x 35.5 MT)**

<b>Floor Area</b> ( Incl. Garage , Porch & Patio )	<b>181 m<sup>2</sup></b>	<b>19.5 Squares</b>
<b>Open space</b> (Incl. Back & Front Courtyard)	<b>166 m<sup>2</sup></b>	



GROUND FLOOR PLAN



LOT PLAN



LOCATION PLAN - LOT 1146 DP1143617

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**LOT 1146**  
**12B GRANT MILLER ST.**  
**EASTBROOK ESTATE**  
**MUSWELLBROOK NSW**

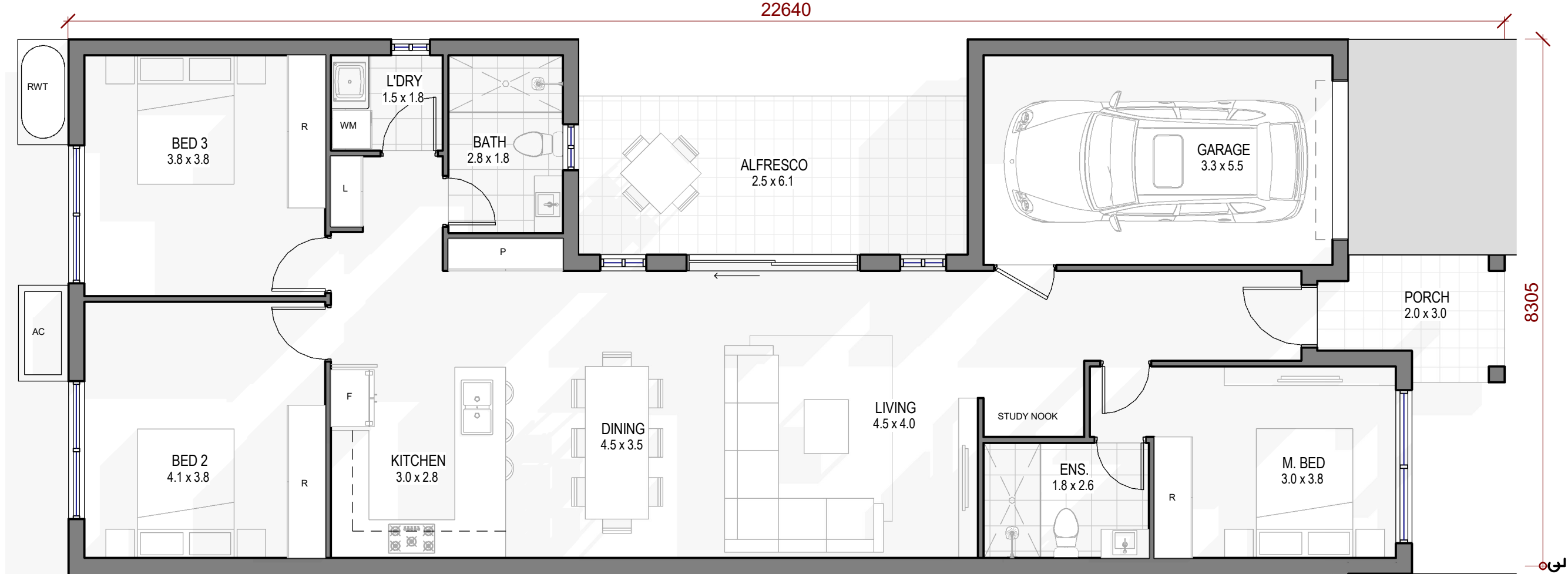
**3**   **2**   **1**   **1**

**SINGLE STOREY SINGLE GARAGE**

<b>TOTAL LAND AREA - 365 m<sup>2</sup> (10.78 x 35.52 MT)</b>	
<b>Floor Area</b> ( Incl. Garage , Porch & Patio )	<b>181 m<sup>2</sup></b>
<b>Open space</b> (Incl. Back & Front Courtyard)	<b>184 m<sup>2</sup></b>

**19.5** Squares

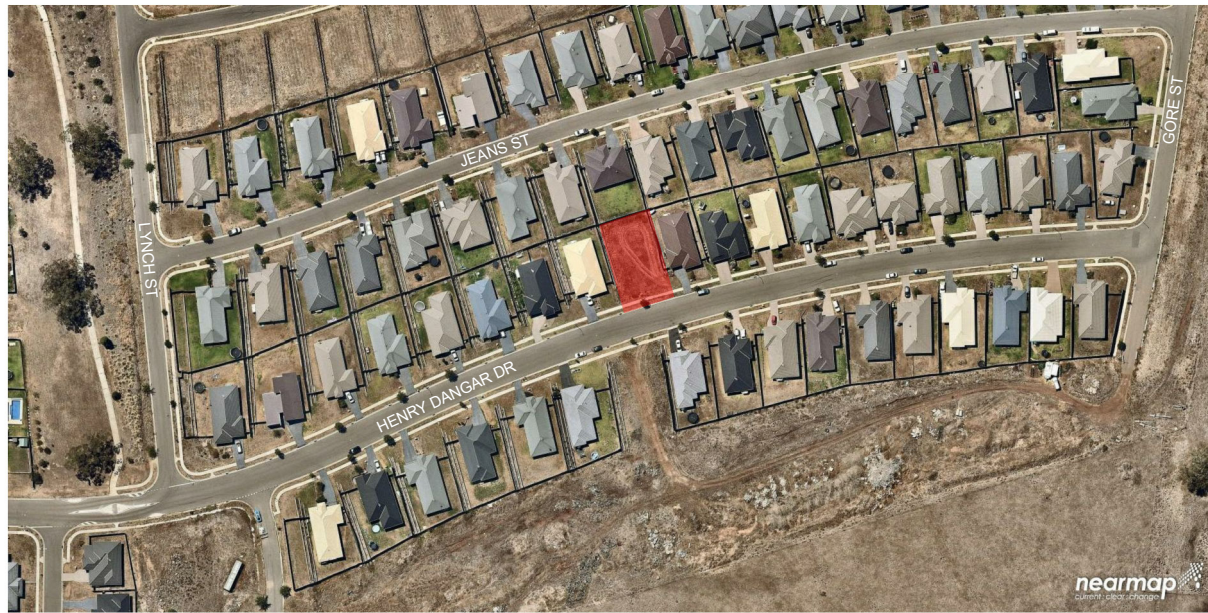




FLOOR PLAN



LOT PLAN



LOCATION PLAN - LOT 1351 DP1164893

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LOT 1351  
 62A HENRY DANGAR DRIVE  
 EASTBROOK ESTATE  
 MUSWELLBROOK NSW

3 2 1 1

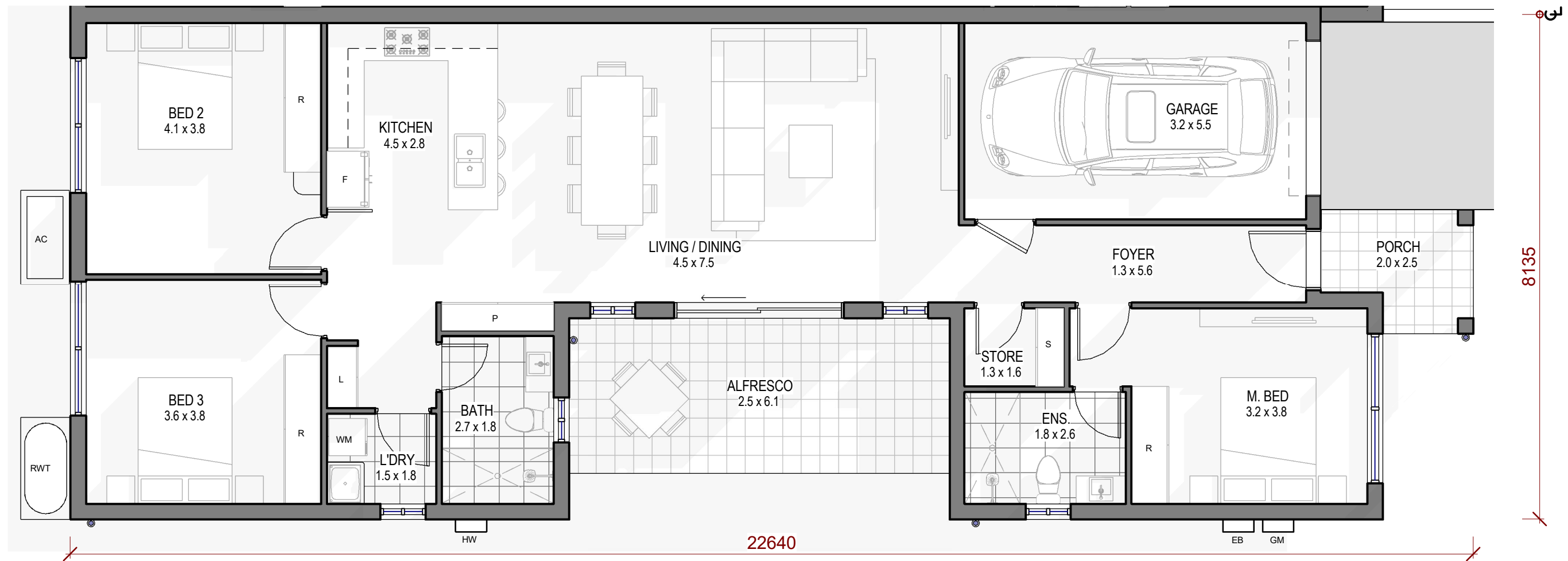
**SINGLE STOREY SINGLE GARAGE**

TOTAL LAND AREA - 290 m<sup>2</sup> (9.3 MT x 31.2 MT)

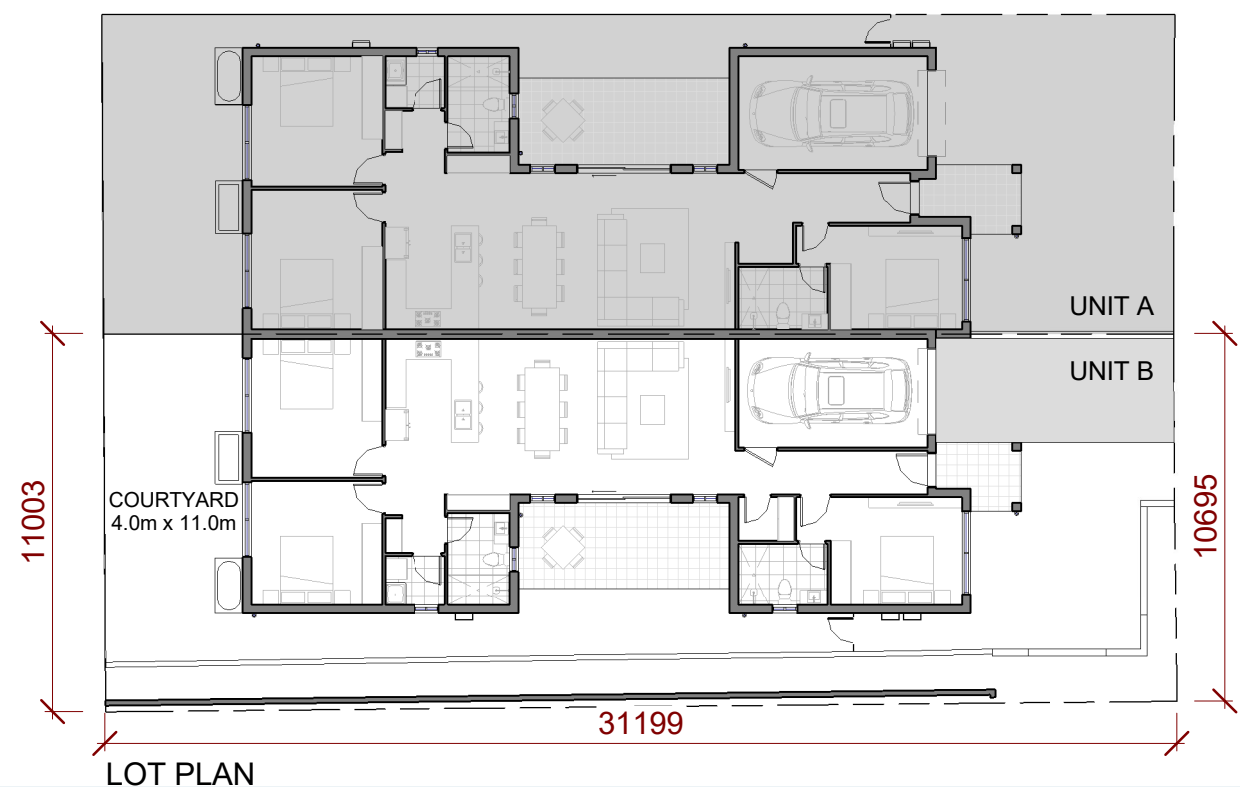
Ground Floor (Incl. Garage, Porch & Patio) 170 m<sup>2</sup>

Open space (Incl. Back & Front Courtyard) 120 m<sup>2</sup>

**18.3** Squares



FLOOR PLAN



LOT PLAN



LOCATION PLAN - LOT 1351 DP1164893

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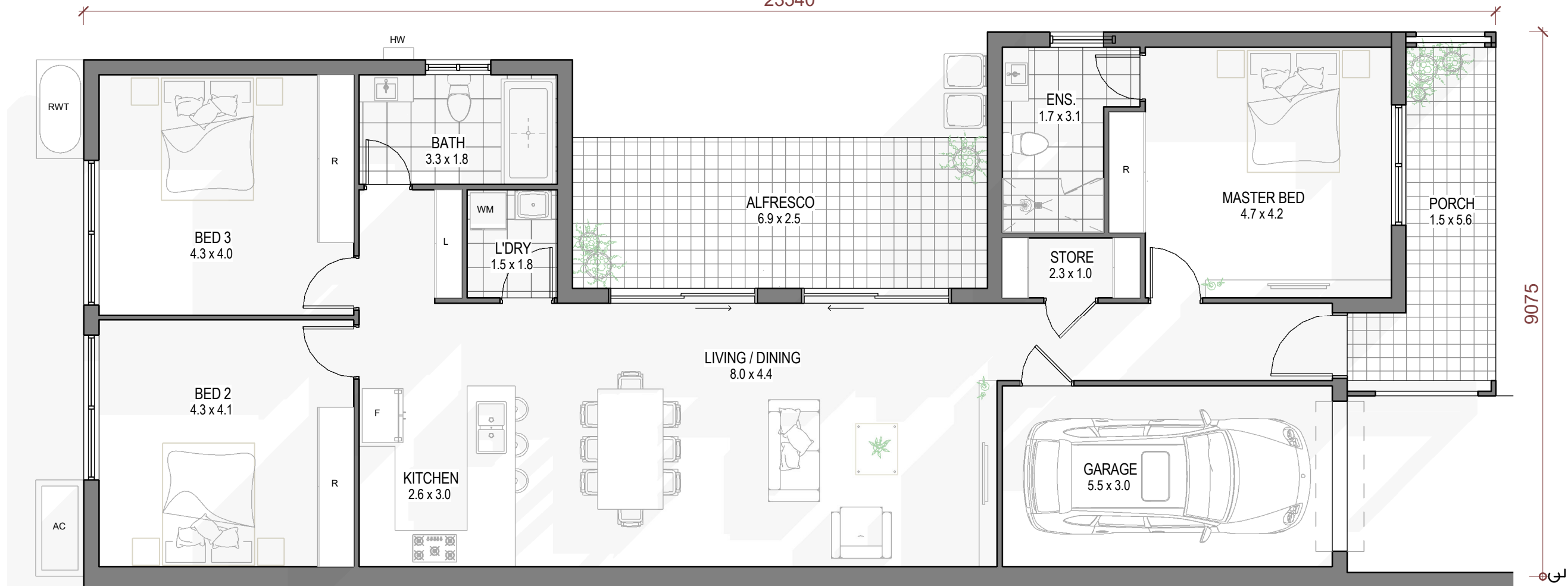
**LOT 1351**  
**62B HENRY DANGAR DRIVE**  
**EASTBROOK ESTATE**  
**MUSWELLBROOK NSW**

**3**   **2**   **1**   **1**

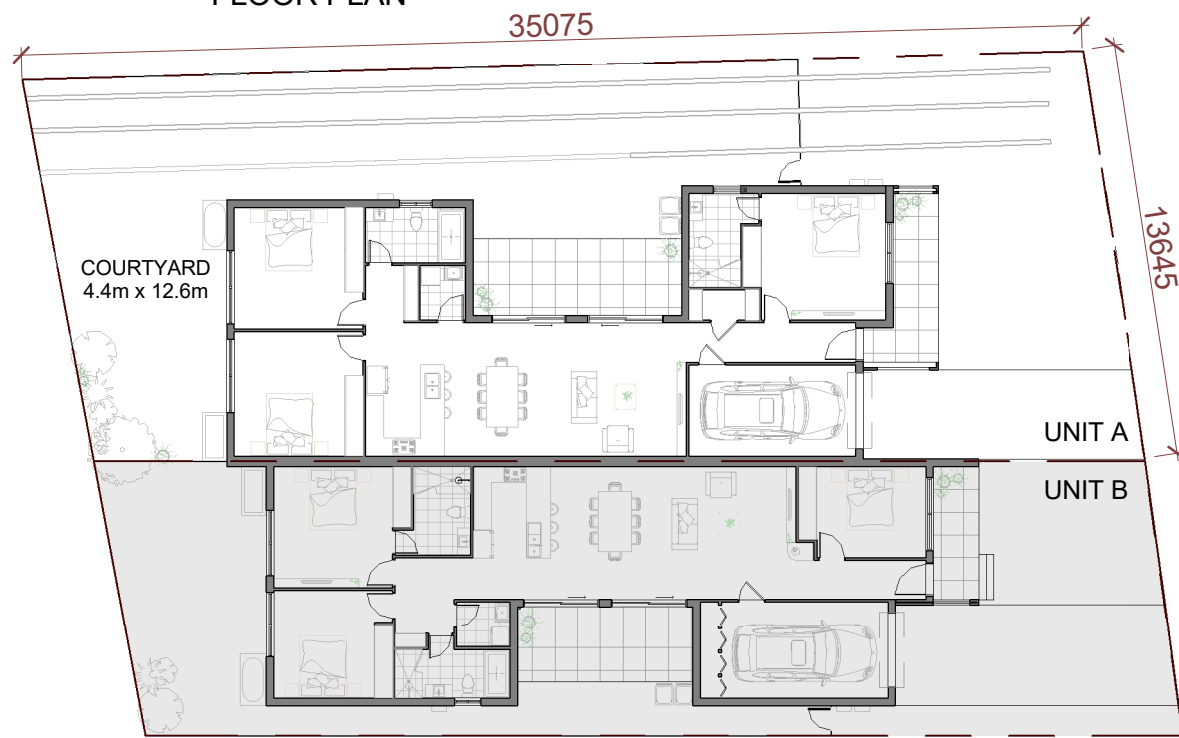
**SINGLE STOREY SINGLE GARAGE**

<b>TOTAL LAND AREA - 338 m<sup>2</sup> (10.69 MT x 31.2 MT)</b>		
<b>Ground Floor</b> (Incl. Garage, Porch & Patio)	<b>170 m<sup>2</sup></b>	<b>18.3</b> Squares
<b>Open space</b> (Incl. Back & Front Courtyard)	<b>168 m<sup>2</sup></b>	

23540



FLOOR PLAN



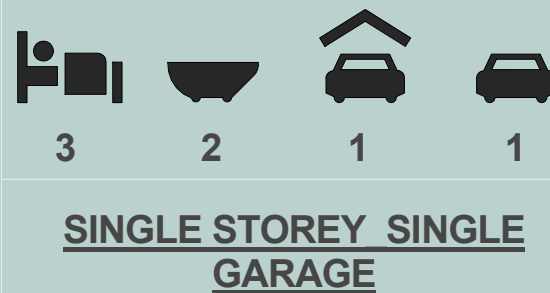
LOT PLAN



**LOCATION PLAN - LOT 1373 DP1164893**  
 DISCLAIMER:- THIS PLAN IS ONLY FOR ILLUSTRATIVE PURPOSE AND FOR MARKETING PURPOSE. AREAS ARE INDICATIVE AND SUBJECT TO FURTHER CHANGE AS PER UNITS. DRIVEWAYS MAY CHANGE/FLIP AS PER UNIT SELECTED. PRIVATE OPEN SPACE AREA WILL DIFFER UNIT TO UNIT. ROOM SIZE IS INCLUDING ROBES. EXTRA CAR SPACE IS SUBJECT TO CHANGE AS ALLOTTED TO DIFFERENT LOTS. WINDOWS AND DOOR SIZES ARE INDICATIVE ONLY. EASEMENT CAN AFFECT THE FRONT SET BACK OF THE HOUSE. RETAINING WALLS MAY BE ADDED AS PER SITE LEVELS DURING CONSTRUCTION STAGE.

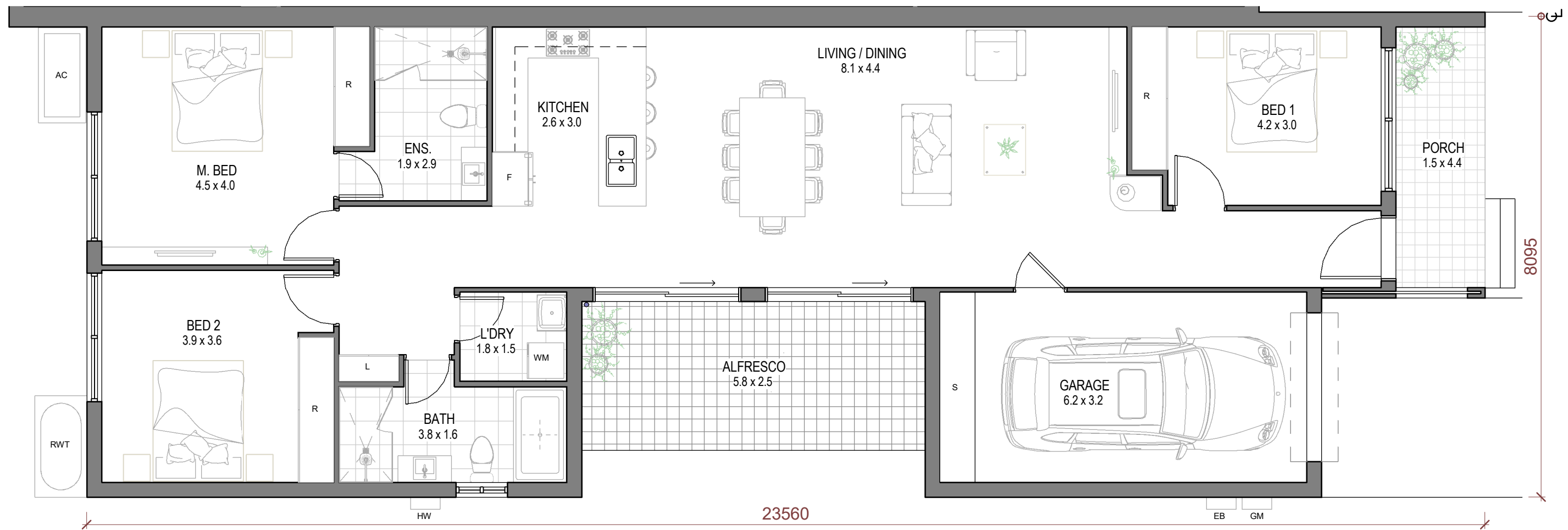


**LOT 1373**  
**61A HENRY DANGAR DRIVE**  
**EASTBROOK ESTATE**  
**MUSWELLBROOK NSW**

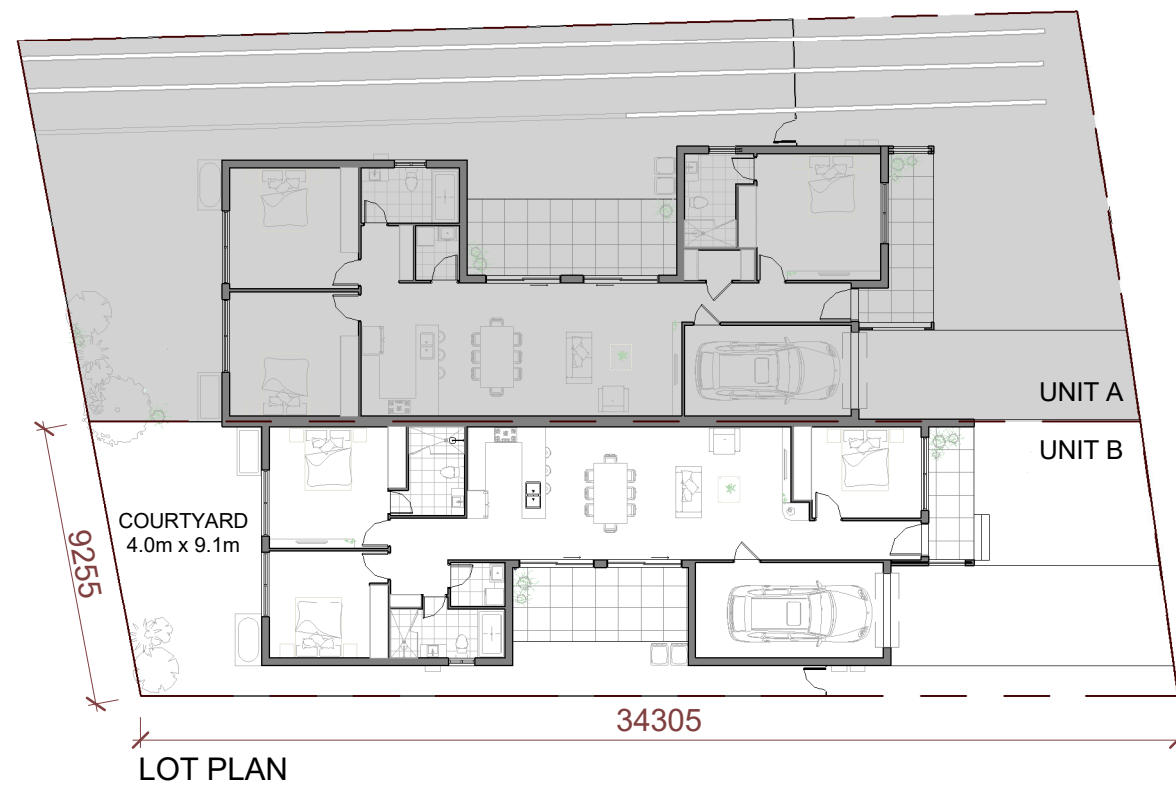


**TOTAL LAND AREA - 458 m<sup>2</sup> (13.64 MT x 35.06 MT)**

<b>Ground Floor</b> ( Incl. Garage , Porch & Patio )	<b>190</b> m <sup>2</sup>	<b>20.5</b> Squares
<b>Open space</b> (Incl. Back & Front Courtyard)	<b>268</b> m <sup>2</sup>	



FLOOR PLAN



LOT PLAN

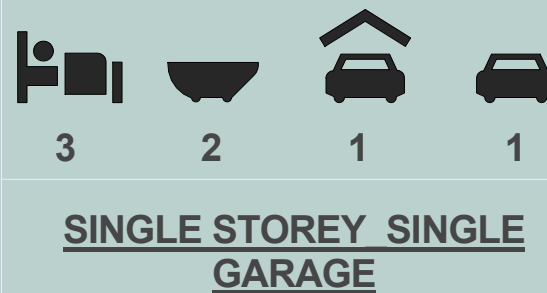


LOCATION PLAN - LOT 1373 DP1164893

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**LOT 1373**  
**61B HENRY DANGAR DRIVE**  
**EASTBROOK ESTATE**  
**MUSWELLBROOK NSW**



**TOTAL LAND AREA - 314 m<sup>2</sup> (9.2 MT x 35.06 MT)**

<b>Ground Floor</b> ( Incl. Garage , Porch & Patio )	<b>190</b> m <sup>2</sup>	<b>20.5</b> Squares
<b>Open space</b> (Incl. Back & Front Courtyard)	<b>124</b> m <sup>2</sup>	