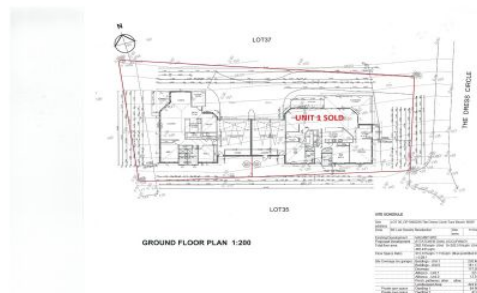
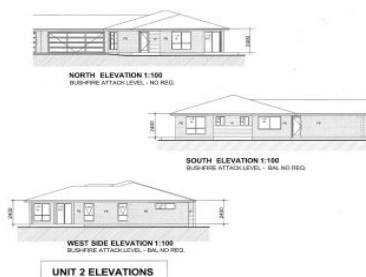
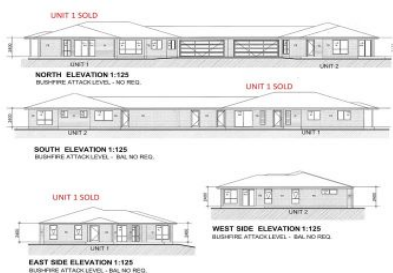


UNIT 2 - GROUND FLOOR PLAN 1:100



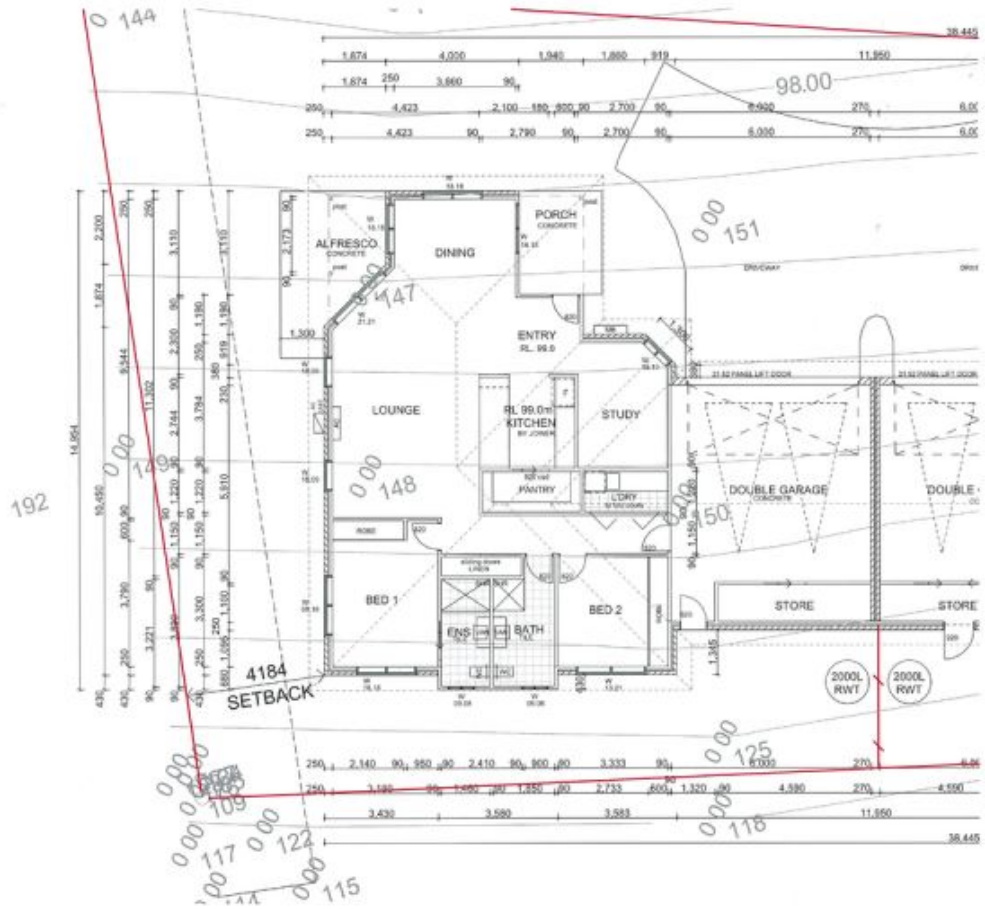
38 The Dress Circle Tura Beach NSW

3  2  4 

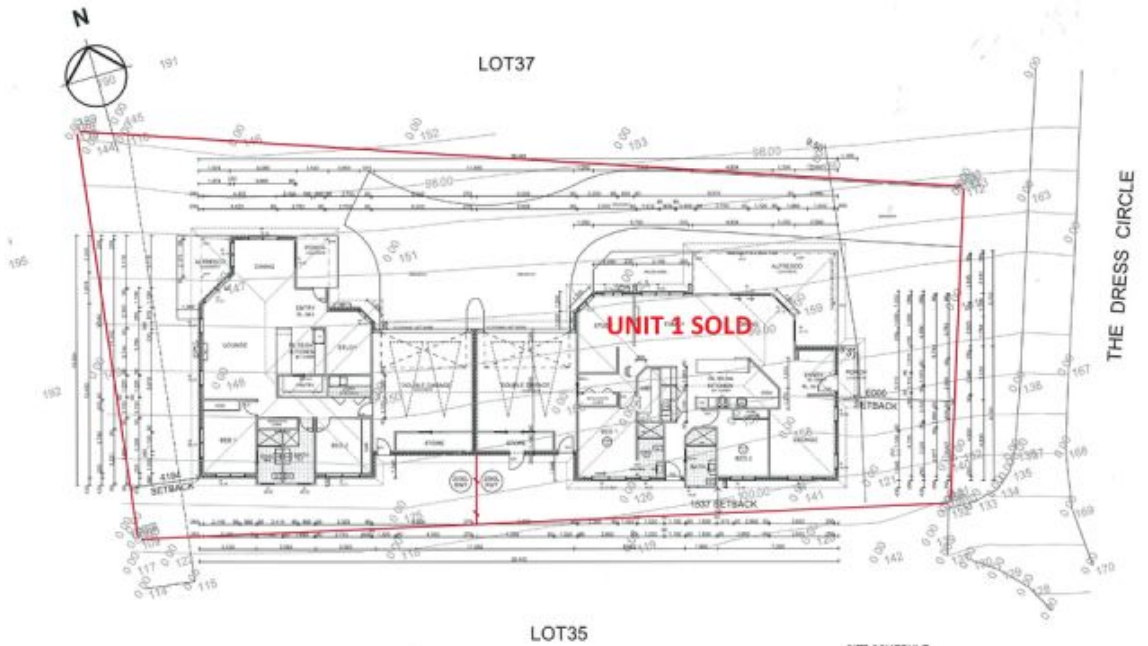
DONT MISS OUT, WEEKS FROM COMPLETION. (Unit 1 already Sold) We are offering you the chance to buy this duplex only weeks from completion. Spacious, light filled & great location are only the start. Quality fittings throughout, this duplex has been designed with coastal living, retirement or investment in mind. Ample storage, the indoor and outdoor living areas the size inspired by house size rather than a duplex. 2 generous bedrooms with a 3rd or study complimented by the large and flowing open plan. Double garage of course and the luxury of a yard for that pampered pooch or a bit of gardening. Lots of northerly aspect and the Beach is only a easy stroll with shops a 2 minute drive. Get in early before construction starts and we can add your own touches to this brilliant opportunity. 2 Bed plus study or 3rd Bedroom

Type : Semi Detached
Price : \$ 449,000
Building Size : 191 sqm
Land Size : 1110 sqm
View : <https://www.butterfieldproperty.com.au/sale/nsw/far-south-coast/tura-beach/residential/semi-detached/8150530>

[For full version visit the website](https://www.butterfieldproperty.com.au)



UNIT 2 - GROUND FLOOR PLAN 1:100



GROUND FLOOR PLAN 1:200

SITE SCHEDULE

Site	LOT 36, DP 1008236 The Dress Circle Tara Beach NSW	
Zone	R2 Low Density Residential	Site area 1110sqm
Existing Development	VACANT SITE	
Proposed Development	ATTACHED DUAL OCCUPANCY	
Total floor area	262.95sqm (Unit 1)+202.55sqm (Unit 2) = 465.49sqm	
Floor Space Ratio	315.015sqm/1110sqm (Max permitted 0.5:1) = 0.28:1	
Site Coverage (inc garage)	Buildings - Unit 1	230.485sqm
	Buildings - Unit 2	181.172sqm
	Driveways	177.580sqm
	Alberco - Unit 1	32.43sqm
	Alberco - Unit 2	13.34sqm
	Porch, pathways, other	50sqm
	Landscaped Area	424.976sqm
Private open space	Dwelling 1	84.804sqm
	Dwelling 2	41.06sqm
Landscaped Area =	424.9/1110	= 0.382 = 38.2%