

### 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

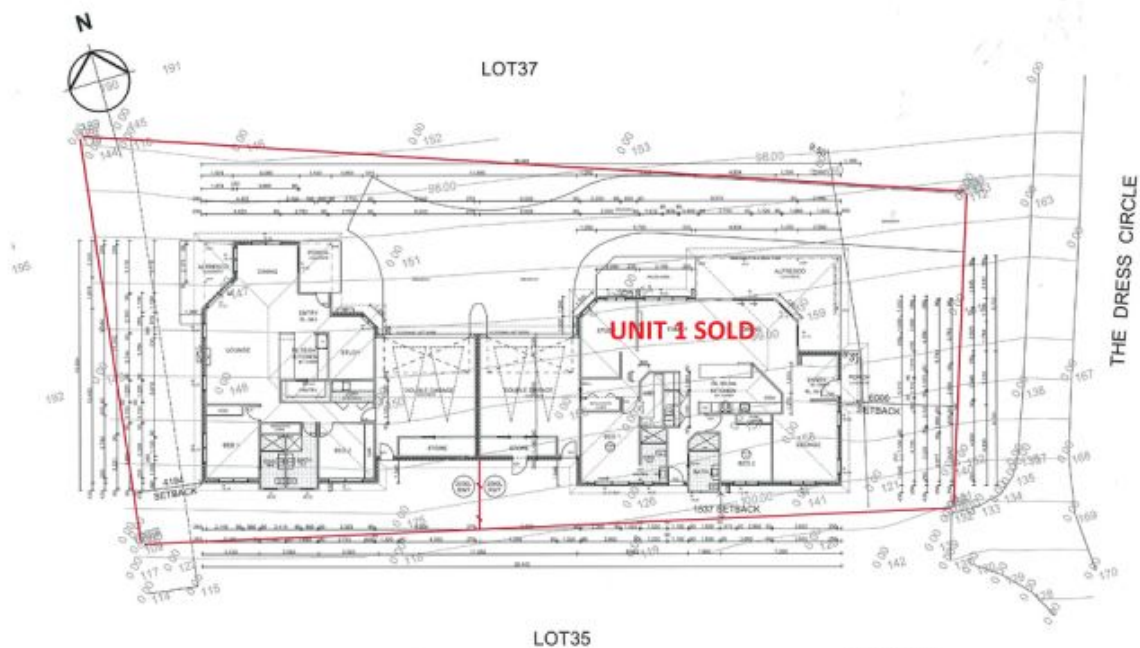
**Type** : Semi Detached  
**Price** : \$ 449,000  
**Building Size** : 191 sqm  
**Land Size** : 1110 sqm  
**View** : <https://www.butterfieldproperty.com.au/sale/nsw/far-south-coast/tura-beach/residential/semi-detached/8150530>

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UNIT 2 - GROUND FLOOR PLAN 1:100



GROUND FLOOR PLAN 1:200

#### SITE SCHEDULE

Site	LOT 36, DP1006236 The Dress Circle Tura 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) = 465.45sqm		
Floor Space Ratio	315.015sqm / 1110sqm (Max permitted 0.5:1) = 0.28:1		
Site Coverage (inc garage)	Buildings - Unit 1	230.48sqm	
	Buildings - Unit 2	181.17sqm	
	Driveways	177.58sqm	
	Adwaco - Unit 1	32.43sqm	
	Adwaco - Unit 2	13.34sqm	
	Porch, pathways, other	50sqm	
	Landscaped Area	424.97sqm	
Private open space	Dwelling 1	54.80sqm	
	Dwelling 2	41.08sqm	
Landscaped Area = 424.9 / 1110 = 0.382 = 38.2%			