



### 5/ Flotta Street NEWTON SA

The home is a very liveable and could be rented out or you could move in and live in it.

PLEASE NOTE: 12 months from July 2019 for council approval to build with existing approval.

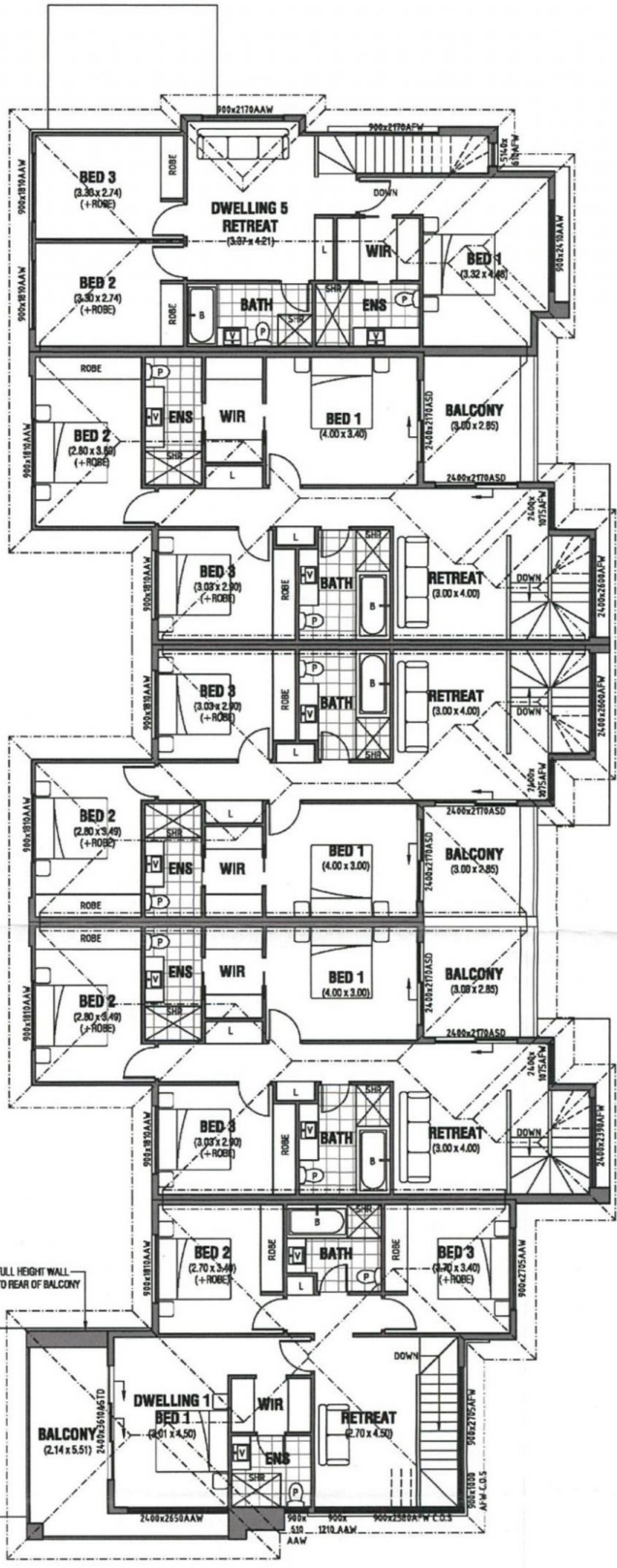
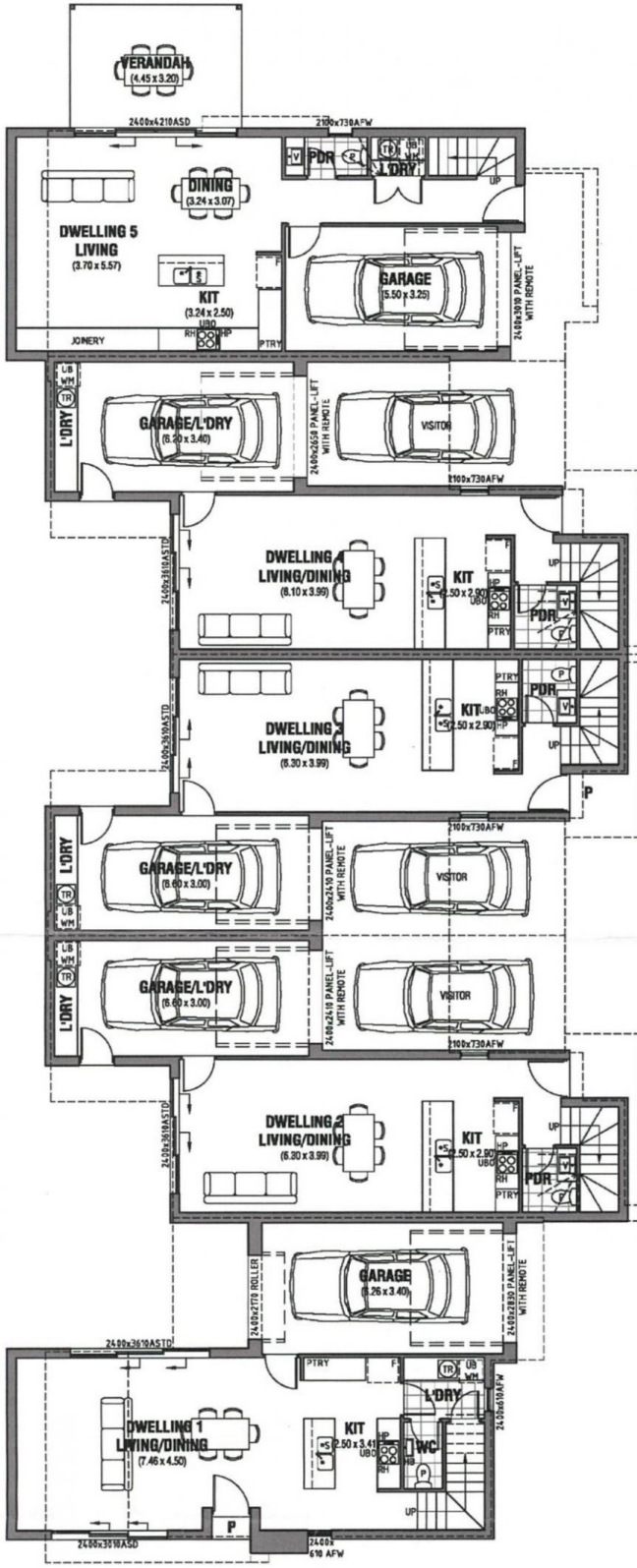
This is a stunningly designed development, and certainly will be very sought after by many buyers when the 5 homes are offered for sale. We have no hesitation in stating that homes such as this are sought after in this marvellous location. It is just a brilliant opportunity, don't miss out.

Each home has a good look about them, designed for living in 2019 and onwards and they will be eagerly sought after by many buyers as they offer excellent accommodation of 2 living areas, generous bedrooms, generous living areas and certainly have the look and design that all buyers love.

**Land Size** : 893 sqm  
**View** : <https://www.bruse.com.au/sale/sa/north-north-east-suburbs/newton/residential/land/5551943>



**Bevan Bruse**  
**08 8431 8181**



**GROUND FLOOR PLAN**

SCALE 1:100



**FIRST FLOOR PLAN**

SCALE 1:100



AREAS (D1)	sq.m	AREAS (D2)	sq.m	AREAS (D3)	sq.m	AREAS (D4)	sq.m	AREAS (D5)	sq.m
L. LIVING	61.88	L. LIVING	50.95	L. LIVING	48.41	L. LIVING	48.41	L. LIVING	59.03
U. LIVING	79.75	U. LIVING	84.35	U. LIVING	84.85	U. LIVING	88.79	U. LIVING	81.35
GARAGE	23.78	GARAGE/LDRY	23.27	GARAGE/LDRY	23.27	GARAGE/LDRY	25.29	GARAGE	18.82
BALCONY	13.92	BALCONY	9.18	BALCONY	9.18	BALCONY	10.07	VERANDAH	14.24
PORCH	0.60								
<b>TOTAL</b>	<b>179.91</b>	<b>TOTAL</b>	<b>168.35</b>	<b>TOTAL</b>	<b>166.51</b>	<b>TOTAL</b>	<b>173.58</b>	<b>TOTAL</b>	<b>174.54</b>
SITE	178.84	SITE	178.84	SITE	178.84	SITE	178.84	SITE	178.84
P.O.S.	32.12	P.O.S.	28.61	P.O.S.	26.03	P.O.S.	26.92	P.O.S.	51.71
SITE COVERAGE	48.22%	SITE COVERAGE	41.50%	SITE COVERAGE	40.64%	SITE COVERAGE	41.77%	SITE COVERAGE	52.11%



