

Symonds Crescent
40.39m.

4.17m.

16.91m.

LOT 1

19.910m.

41.70m.

Right Of Way/Easements

Deborah Grove

19.81m.

23.77m.

32.00m.

5.84m.

5.84m.

LOT 3

11.58m.

Montague Road

**434 Montague Road, Modbury
Site Plan**

ESTIMATED GROSS LETTABLE AREA RETAIL

| | |
|--------------|----------------|
| Ground Floor | 278 sq. metres |
| First Floor | 154 sq. metres |

Total Gross L.A.R. 432 sq. metres

Site Lot 3 606 sq. metres

Site Lot 1 866 sq. metres

Total Site Area 1,472 sq. metres

Complies with the PCA Method of Measurement

