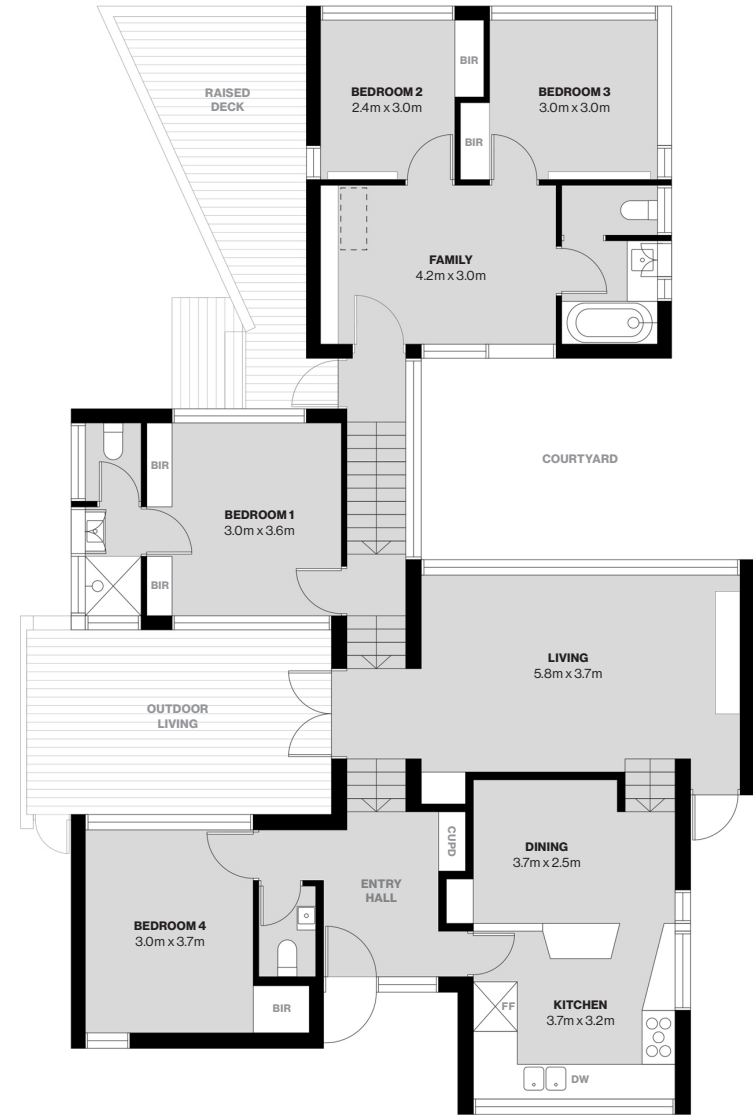
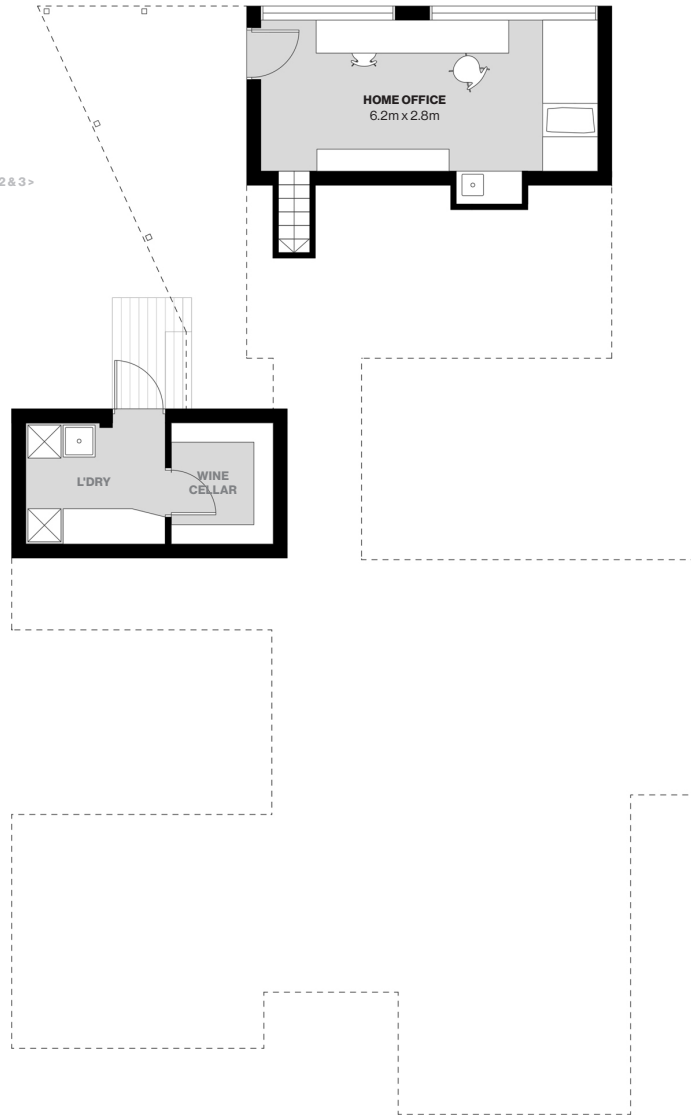


**Floor Plan**  
1 of 3

HOME OFFICE BELOW BEDROOM 2 & 3 >

L'DRY BELOW BEDROOM 1 >



**Architect: Fisher Jackson Hudson**  
**Ball House**  
26 Norman Street  
Mangerton NSW 2500

**Designed & Built: 1971-73**  
**Design Architect: Peter Hudson**  
Builder: T. Salamacha  
Additions: 2000-2016  
Architect: Andrew Conacher

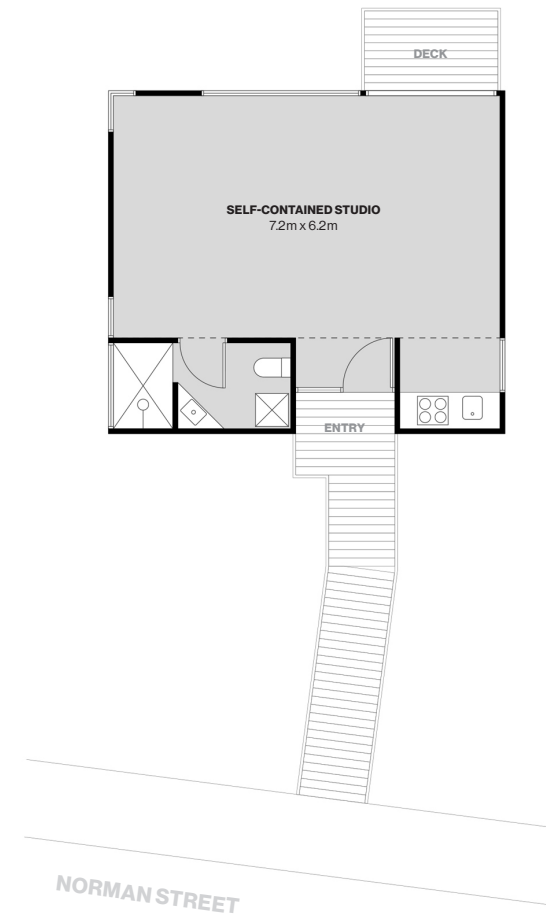
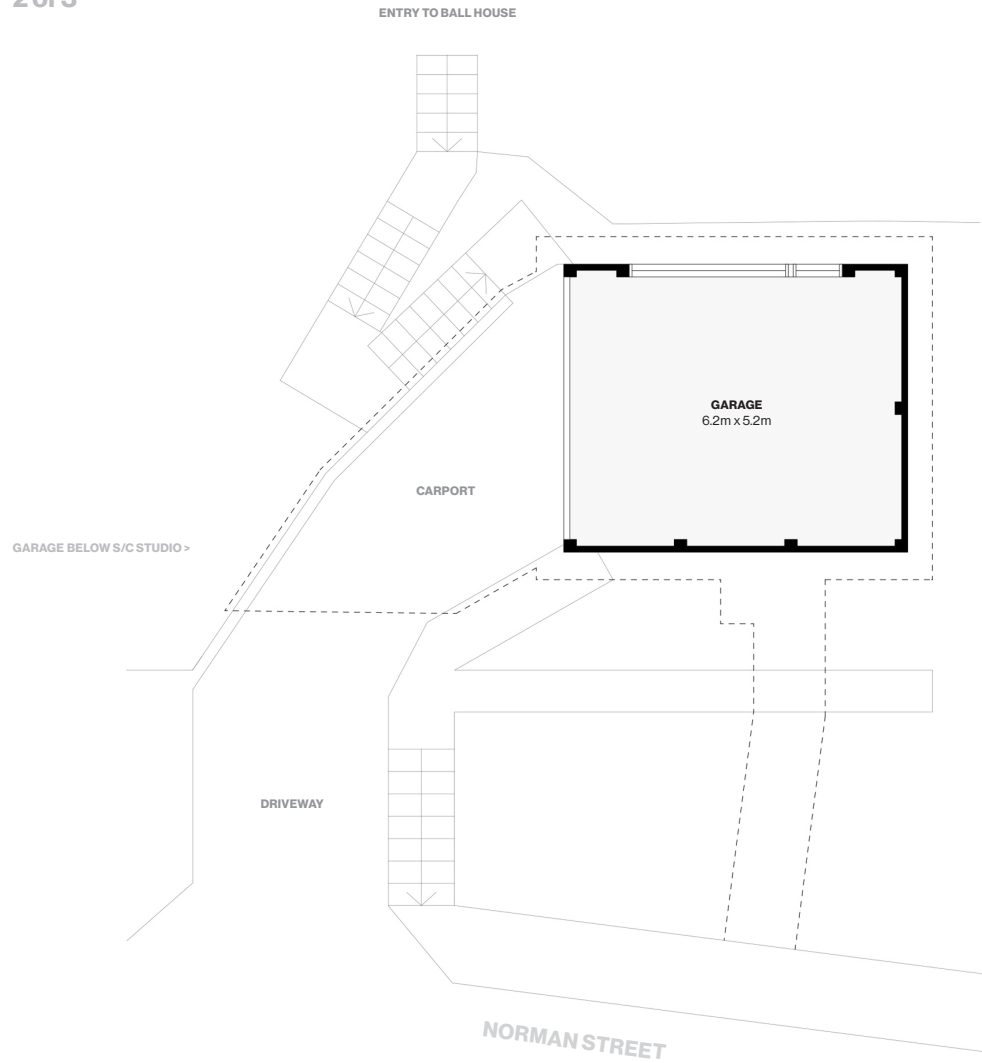
**Main Residence**  
4 Bedroom, 2.5 Bathroom, Home Office, 2 Car (garaged)  
131 sq m living + 12 sq m laundry/cellar + 18 sq m home office  
Internal area (approx.) 161 sq m / 1,733 sq ft  
**Garage**  
Internal area (approx.) 32 sq m / 344 sq ft

**Self-contained Studio**  
1 Bedroom, 1 Bathroom & Laundry, Kitchenette  
Internal area (approx.) 42 sq m / 452 sq ft  
**Total**  
Internal area (approx.) 235 sq m / 2,530 sq ft  
Land area (approx.) 695.6 sq m / 7,487 sq ft



PLEASE NOTE: WHILST MODERN HOUSE TAKES EVERY CARE IN THE PURSUIT OF ACCURACY, THE PLAN SHOWN IS FOR GENERAL GUIDANCE ONLY. ALL AREAS, MEASUREMENTS AND DISTANCES ARE APPROXIMATE AND NOT TO SCALE. MODERN HOUSE AND OUR VENDOR WILL ACCEPT NO LIABILITY FOR ITS ACCURACY. INTERESTED PARTIES ARE ADVISED TO MAKE THEIR OWN INDEPENDENT ENQUIRIES.

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**Garage** 32 sq m / 344 sq ft  
**S/C Studio** 42 sq m / 452 sq ft  
**Total** 235 sq m / 2,530 sq ft

**Block**  
26 Norman Street | Lot 8 Deposited Plan 232663  
Land area (approx) 695.6 sq m / 7,487 sq ft  
**Block Dimensions**  
16.6m frontage | 14.5m rear | 46.1m western | 46.1m eastern  
Zoning: R2 Low Density Residential | Heritage: not listed

