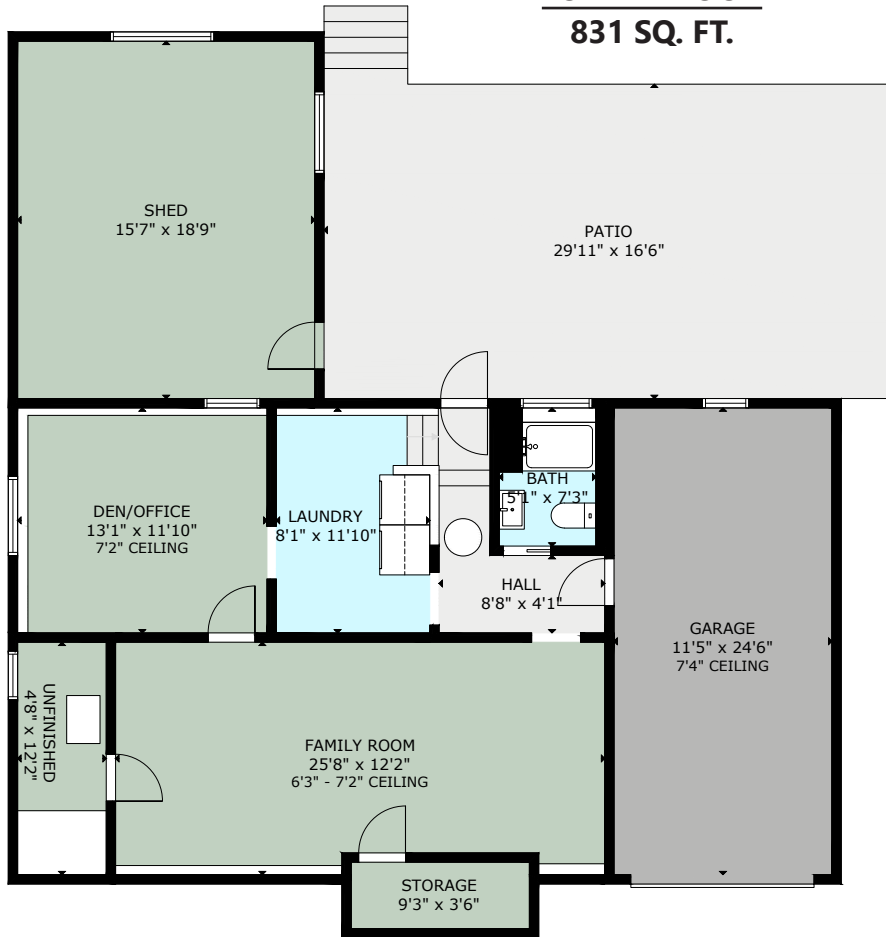
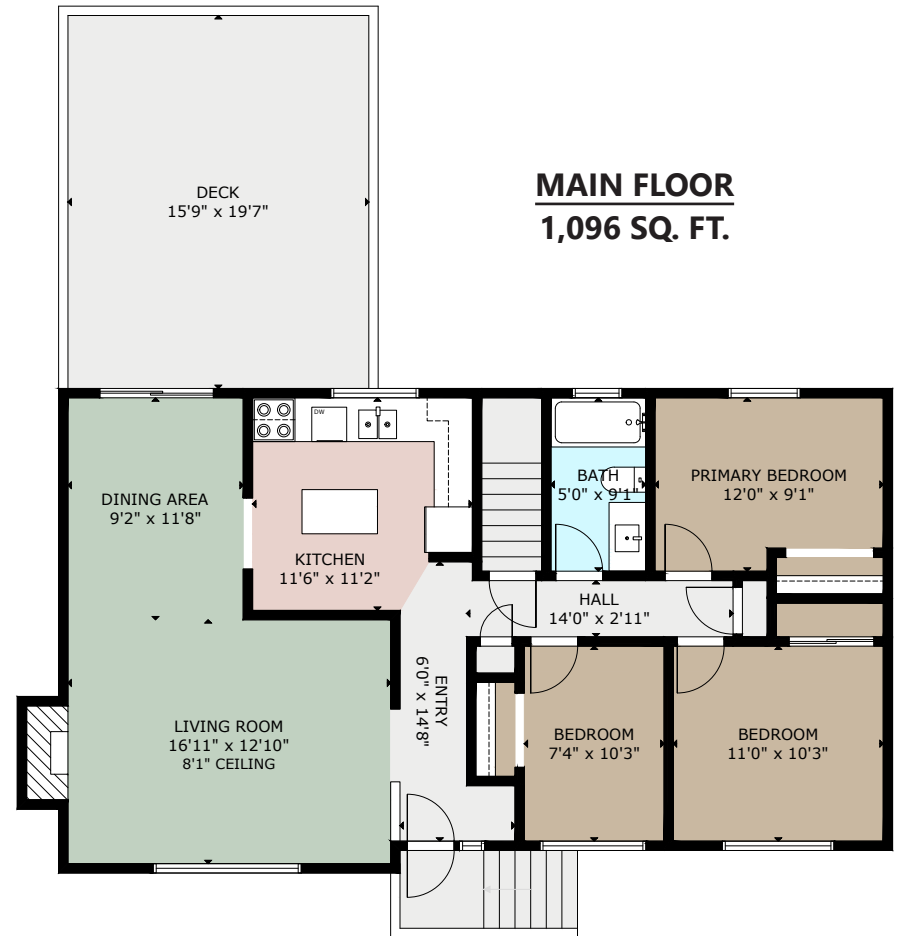


**LOWER FLOOR**  
831 SQ. FT.



**MAIN FLOOR**  
1,096 SQ. FT.



**3145 BALFOUR AVENUE**

	FINISHED	UNFINISHED	GARAGE	DECK / PATIO	SHED
MAIN	1096	-	-	309	-
LOWER	774	57	280	494	292
<b>TOTAL</b>	<b>1870</b>	<b>57</b>	<b>280</b>	<b>803</b>	<b>292</b>

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY  
PREPARED FOR THE EXCLUSIVE USE OF

**VICTORIA REAL ESTATE TEAM**

MEASURED ON 14/02/24, BY STELLAR REAL ESTATE MARKETING  
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