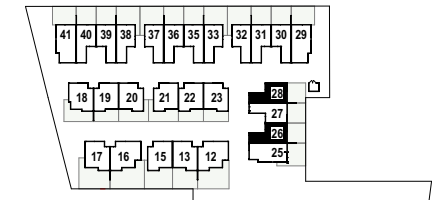


# SOLEIS

LEAF FOUR BY SC URBAN  
SUNNYBANK

255-261 BEENLEIGH RD SUNNYBANK QLD



## TOWNHOUSE TYPE A TH 26, TH 28

Area Schedule Type A	(m <sup>2</sup> )
Carport	17
Covered terrace	11
Garage	21
Internal Ground	46
Internal Upper	70
<b>Total area</b>	<b>165 m<sup>2</sup></b>

## Private Backyard - Type A

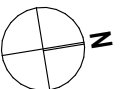
Townhouse	Area (m2)
TH26	40
TH28	40

## LEGEND

1 Courtyard	14 Air Conditioner
2 Carport	15 Stair
3 Garage	16 Bedroom 1 3.4 x 3.1m
4 Dining 3.4 x 3.8m	17 Bedroom 2 3.3 x 3.2m
5 Living 2.9 x 3.3m	18 Bedroom 3 3.2 x 3.1m
6 Kitchen 3.4 x 2.6m	19 Bedroom 4 3.1 x 3.5m
7 Breakfast Bar	20 Ensuite
8 Fridge Space	21 Bath
9 Pantry	22 Walk in Robe
10 Powder	23 Robe
11 Laundry	24 Balcony
12 Linen / Store	25 Visual screen
13 Hot Water System	26 Roof below
	27 Retaining wall

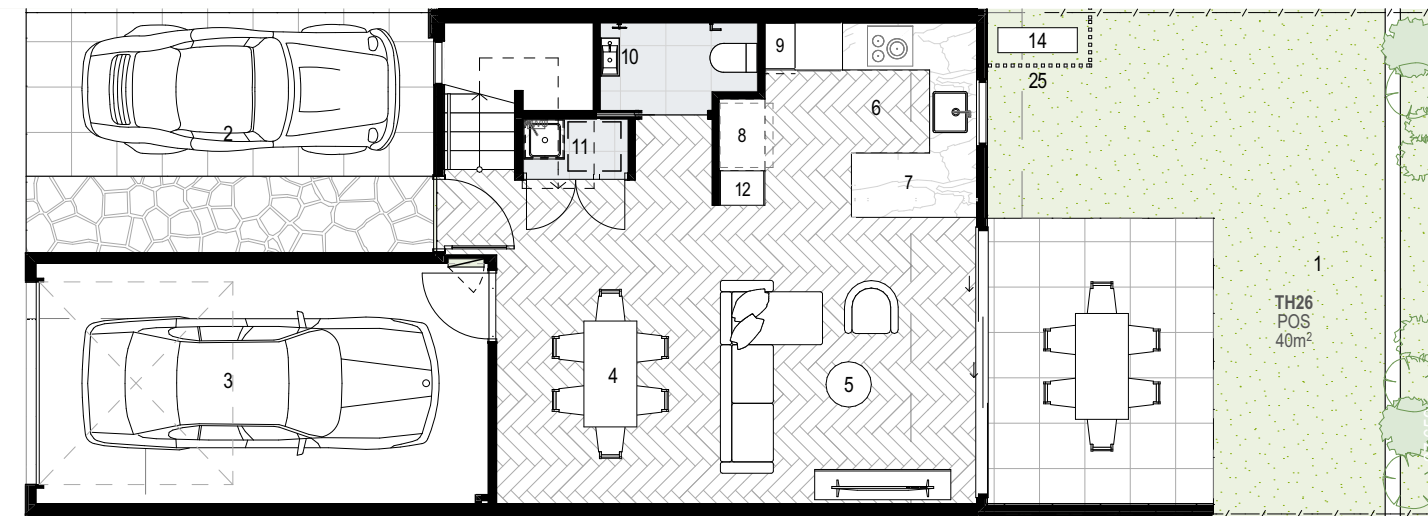


SCALE @ A4: 1:100



All areas to be confirmed by Draft Building Format Plans.

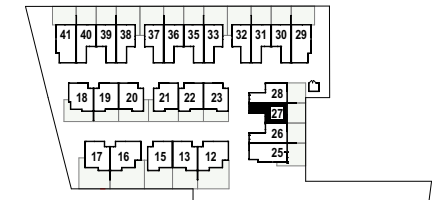
Revision: **H** Date: 30/10/2025



# SOLEIS

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255-261 BEENLEIGH RD SUNNYBANK QLD



## TOWNHOUSE TYPE A (MIRROR) TH 27

Area Schedule Type A	(m <sup>2</sup> )
Carport	17
Covered terrace	11
Garage	21
Internal Ground	46
Internal Upper	70
<b>Total area</b>	<b>165 m<sup>2</sup></b>

## Private Backyard - Type A Mirror

Townhouse	Area (m2)
TH27	40

## LEGEND

1 Courtyard	14 Air Conditioner
2 Carport	15 Stair
3 Garage	16 Bedroom 1 3.4 x 3.1m
4 Dining 3.4 x 3.8m	17 Bedroom 2 3.3 x 3.2m
5 Living 2.9 x 3.3m	18 Bedroom 3 3.2 x 3.1m
6 Kitchen 3.4 x 2.6m	19 Bedroom 4 3.1 x 3.5m
7 Breakfast Bar	20 Ensuite
8 Fridge Space	21 Bath
9 Pantry	22 Walk in Robe
10 Powder	23 Robe
11 Laundry	24 Balcony
12 Linen / Store	25 Visual screen
13 Hot Water System	26 Roof below
	27 Retaining wall

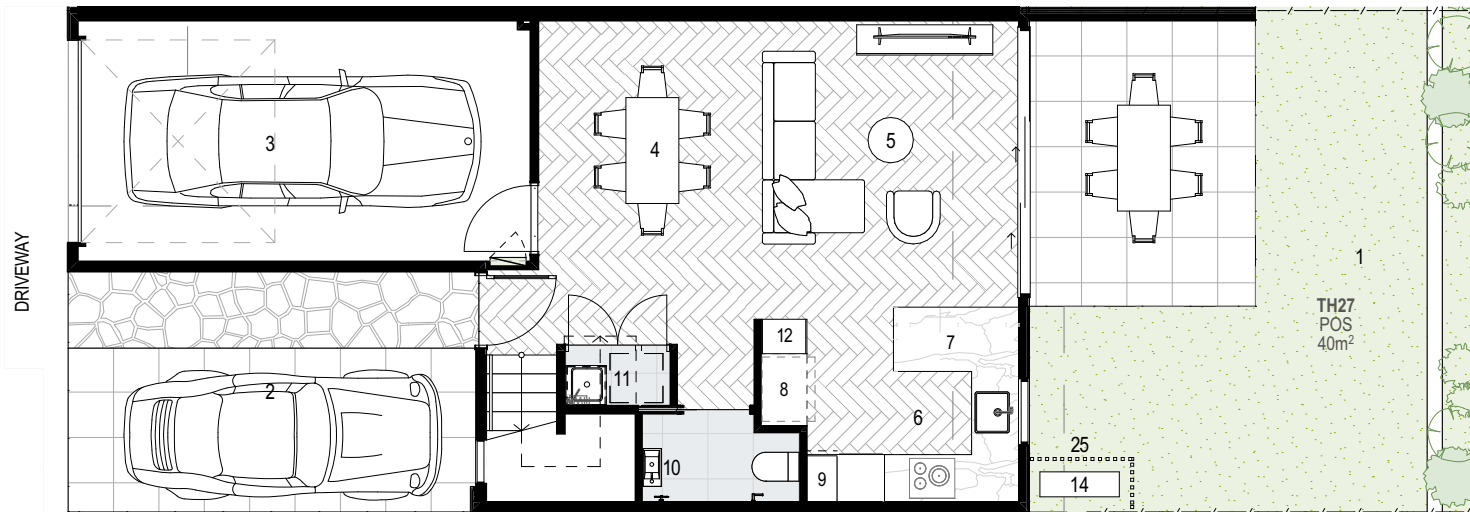


SCALE @ A4: 1:100



All areas to be confirmed by Draft Building Format Plans.

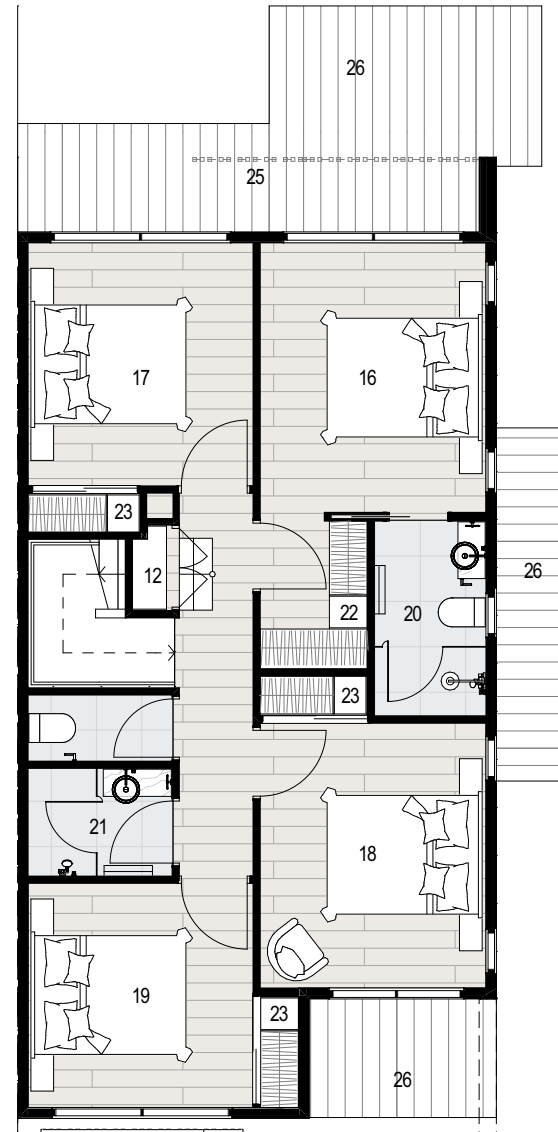
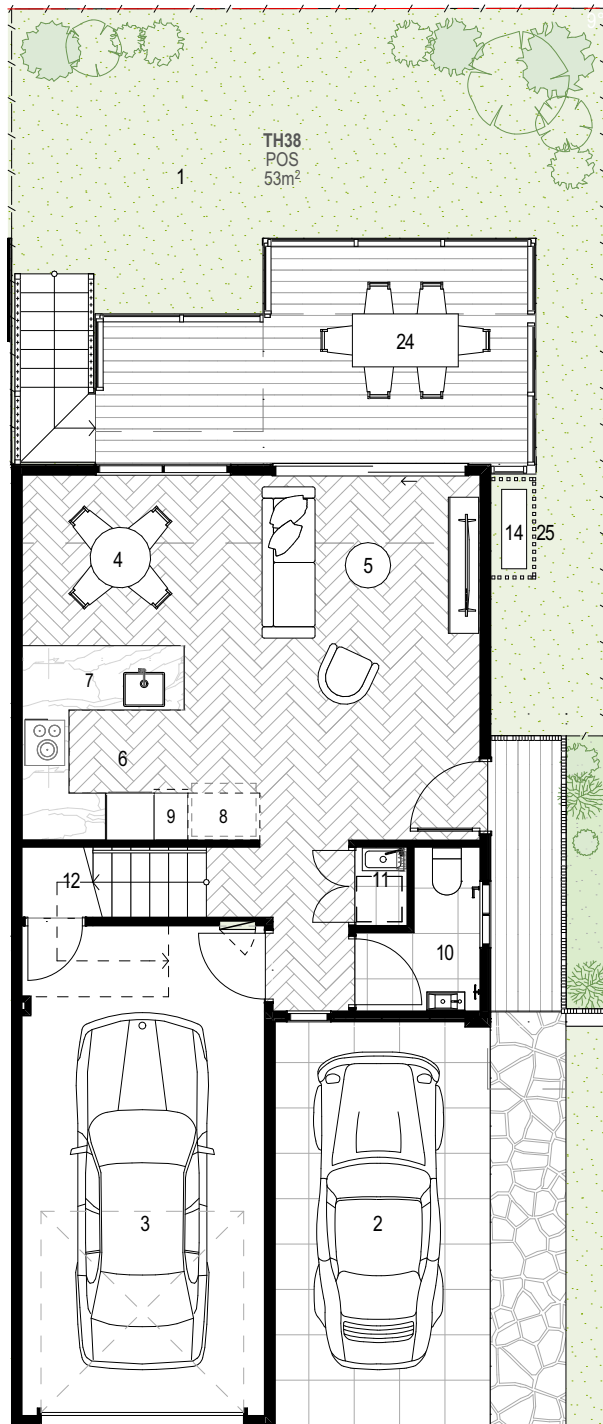
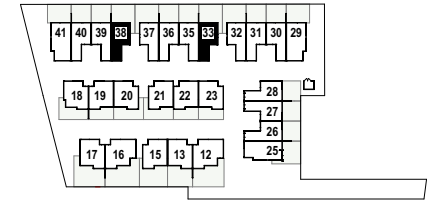
Revision: **H** Date: 30/10/2025



# SOLEIS

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255-261 BEENLEIGH RD SUNNYBANK QLD



## TOWNHOUSE TYPE A2 TH 33, TH 38

Area Schedule Type A2	(m <sup>2</sup> )
Carport	16
Covered Porch	4
Covered terrace	11
Garage	23
Internal Ground	42
Internal Upper	67
<b>Total area</b>	<b>163 m<sup>2</sup></b>

## Private Backyard - Type A2

Townhouse	Area (m2)
TH33	53
TH38	53

## LEGEND

1 Courtyard	14 Air Conditioner
2 Carport	15 Stair
3 Garage	16 Bedroom 1 3.0 x 3.6m
4 Dining 3.2 x 2.3m	17 Bedroom 2 3.0 x 3.2m
5 Living 2.9 x 3.8m	18 Bedroom 3 3.0 x 3.5m
6 Kitchen 3.1 x 2.6m	19 Bedroom 4 3.0 x 3.0m
7 Breakfast Bar	20 Ensuite
8 Fridge Space	21 Bath
9 Pantry	22 Walk in Robe
10 Powder	23 Robe
11 Laundry	24 Balcony
12 Linen / Store	25 Visual screen
13 Hot Water System	26 Roof below



SCALE @ A4:



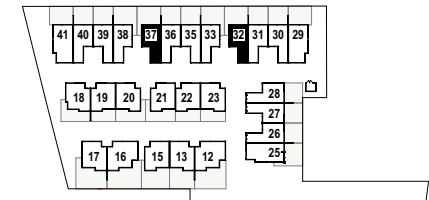
All areas to be confirmed by Draft Building Format Plans.

Revision: **H** Date: 30/10/2025

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255-261 BEENLEIGH RD SUNNYBANK QLD



## TOWNHOUSE TYPE A2 (MIRROR) TH 32, TH 37

Area Schedule Type A2	(m <sup>2</sup> )
Carport	16
Covered Porch	4
Covered terrace	11
Garage	23
Internal Ground	42
Internal Upper	67
<b>Total area</b>	<b>163 m<sup>2</sup></b>

### Private Backyard - Type A2 Mirror

Townhouse	Area (m2)
TH32	53
TH37	53

### LEGEND

1 Courtyard	14 Air Conditioner
2 Carport	15 Stair
3 Garage	16 Bedroom 1 3.0 x 3.6m
4 Dining 3.2 x 2.3m	17 Bedroom 2 3.0 x 3.2m
5 Living 2.9 x 3.8m	18 Bedroom 3 3.0 x 3.5m
6 Kitchen 3.1 x 2.6m	19 Bedroom 4 3.0 x 3.0m
7 Breakfast Bar	20 Ensuite
8 Fridge Space	21 Bath
9 Pantry	22 Walk in Robe
10 Powder	23 Robe
11 Laundry	24 Balcony
12 Linen / Store	25 Visual screen
13 Hot Water System	26 Roof below

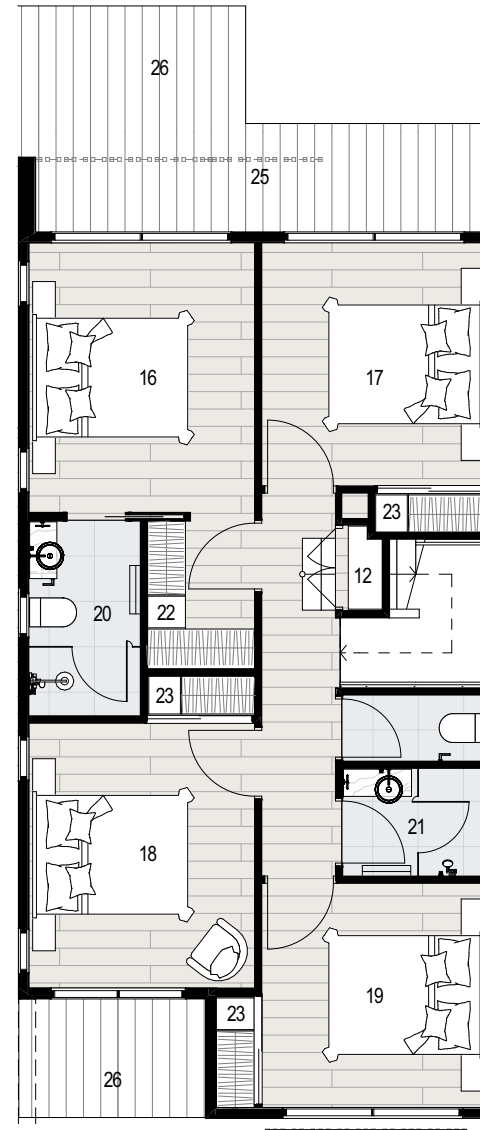
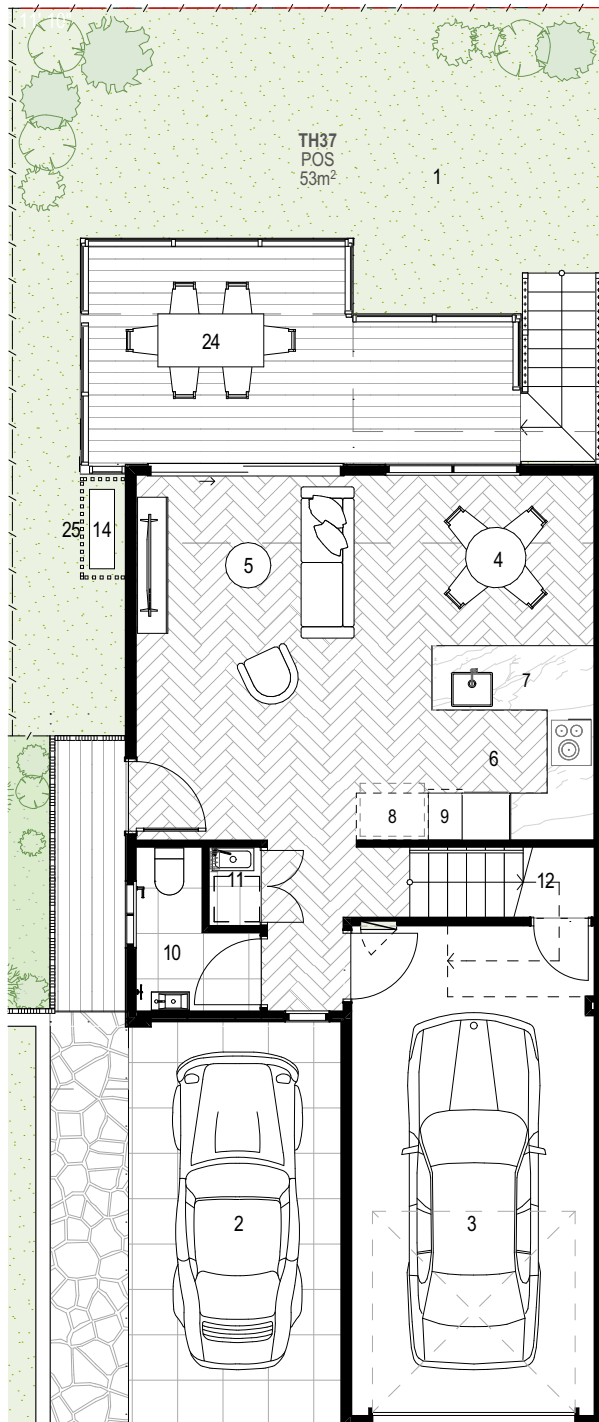


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All areas to be confirmed by Draft Building Format Plans.

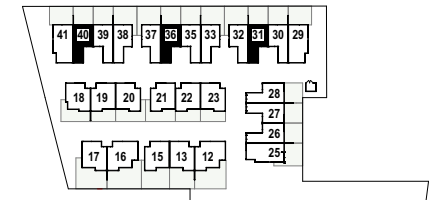
Revision: **H** Date: 30/10/2025



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255-261 BEENLEIGH RD SUNNYBANK QLD



## TOWNHOUSE TYPE A3 TH 31, TH 36, TH 40

Area Schedule Type A3	(m <sup>2</sup> )
Carport	17
Garage	22
Internal Ground	45
Internal Upper	70
<b>Total area</b>	<b>154 m<sup>2</sup></b>

### Private Backyard - Type A3

Townhouse	Area (m2)
TH31	40
TH36	40
TH40	40

### LEGEND

1 Courtyard	14 Air Conditioner
2 Carport	15 Stair
3 Garage	16 Bedroom 1 3.1 x 3.6m
4 Dining 3.2 x 2.2m	17 Bedroom 2 3.2 x 3.4m
5 Living 3.1 x 5.1m	18 Bedroom 3 3.1 x 3.5m
6 Kitchen 2.6 x 2.6m	19 Bedroom 4 3.2 x 3.0m
7 Breakfast Bar	20 Ensuite
8 Fridge Space	21 Bath
9 Pantry	22 Walk in Robe
10 Powder	23 Robe
11 Laundry	24 Balcony
12 Linen / Store	25 Visual screen
13 Hot Water System	26 Roof below

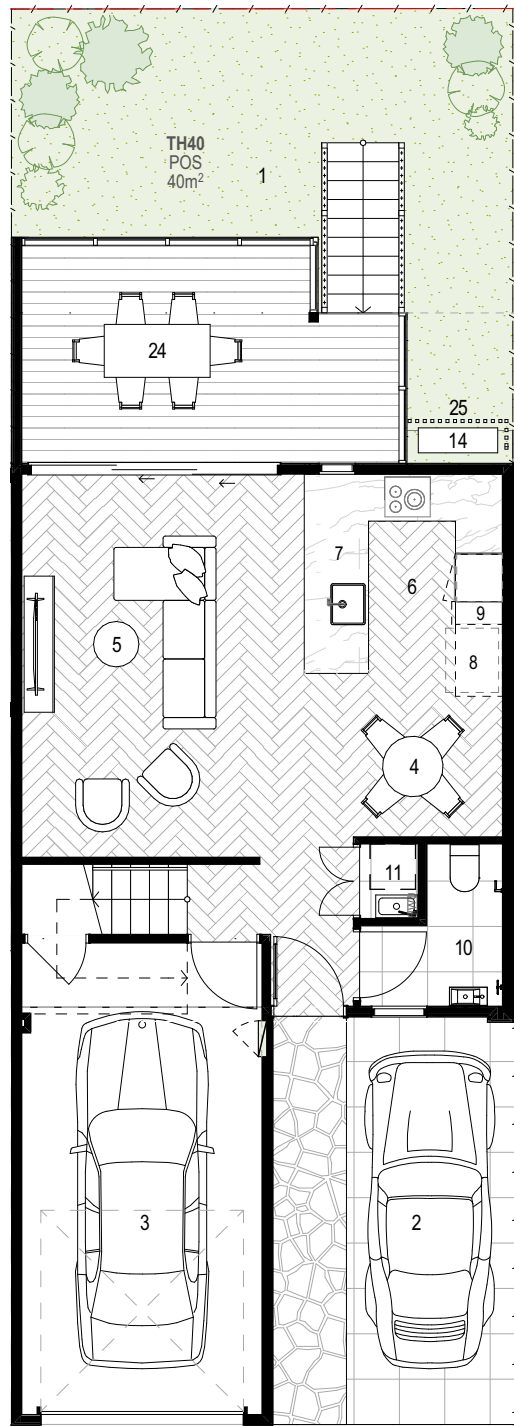


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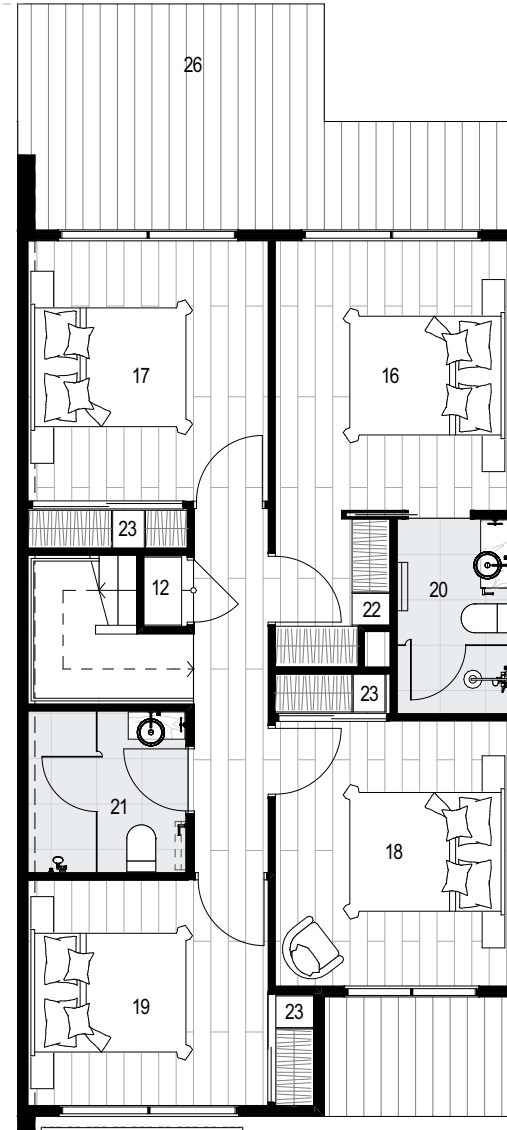


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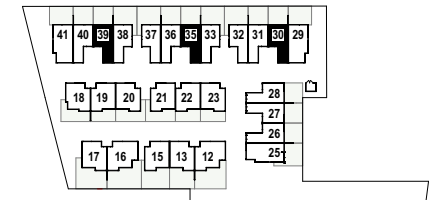
DRIVEWAY



# SOLEIS

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255-261 BEENLEIGH RD SUNNYBANK QLD



## TOWNHOUSE TYPE A3 (MIRROR) TH 30, TH 35, TH 49

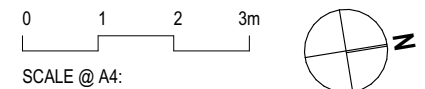
Area Schedule Type A3 (m <sup>2</sup> )	
Carport	17
Garage	22
Internal Ground	45
Internal Upper	70
<b>Total area</b>	<b>154 m<sup>2</sup></b>

### Private Backyard - Type A3 Mir.

Townhouse	Area (m <sup>2</sup> )
TH30	40
TH35	40
TH39	40

### LEGEND

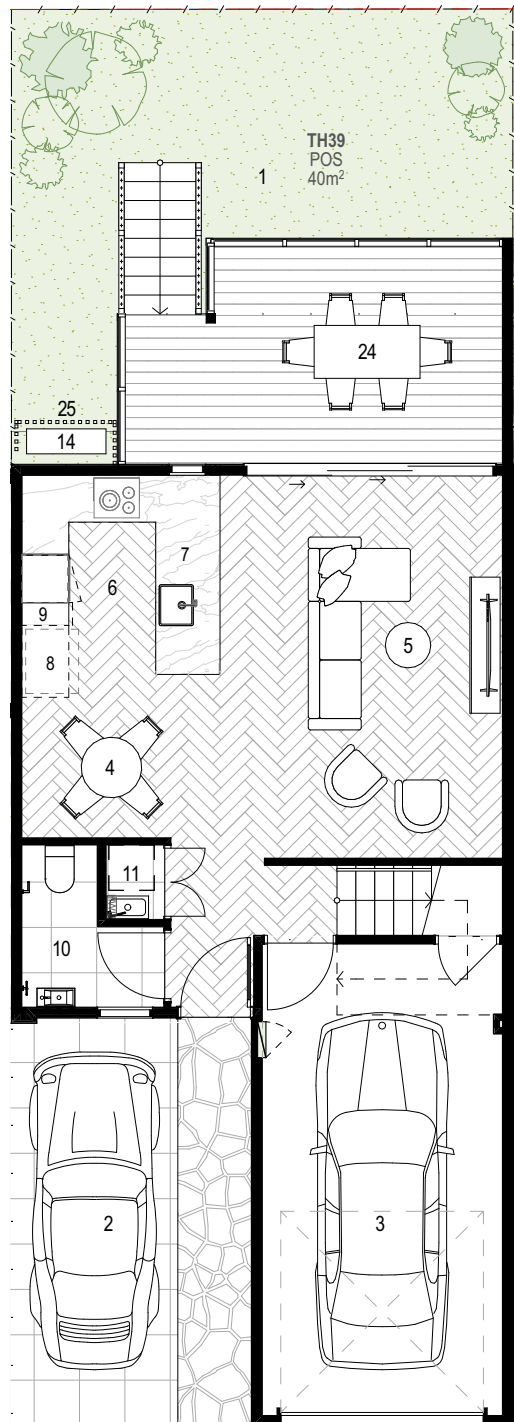
1 Courtyard	14 Air Conditioner
2 Carport	15 Stair
3 Garage	16 Bedroom 1 3.1 x 3.6m
4 Dining 3.2 x 2.2m	17 Bedroom 2 3.2 x 3.4m
5 Living 3.1 x 5.1m	18 Bedroom 3 3.1 x 3.5m
6 Kitchen 2.6 x 2.6m	19 Bedroom 4 3.2 x 3.0m
7 Breakfast Bar	20 Ensuite
8 Fridge Space	21 Bath
9 Pantry	22 Walk in Robe
10 Powder	23 Robe
11 Laundry	24 Balcony
12 Linen / Store	25 Visual screen
13 Hot Water System	26 Roof below



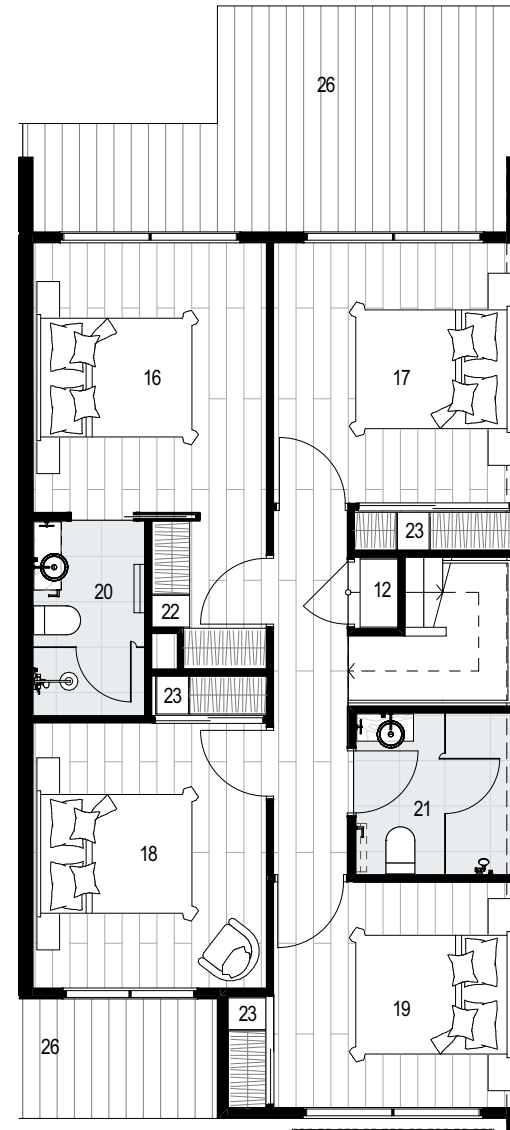
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All areas to be confirmed by Draft Building Format Plans.

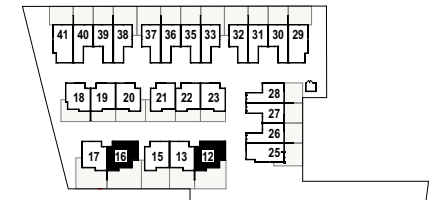
Revision: **H** Date: 30/10/2025



DRIVEWAY



255-261 BEENLEIGH RD SUNNYBANK QLD



## TOWNHOUSE TYPE B TH 12, TH 16

Area Schedule Type B	(m <sup>2</sup> )
Covered Porch	3
Covered Terrace	16
Garage	33
Internal Ground	52
Internal Upper	84
<b>Total area</b>	<b>188 m<sup>2</sup></b>

## Private Backyard - Type B

Townhouse	Area (m <sup>2</sup> )
TH12	74
TH16	83

## LEGEND

1 Courtyard	14 Air Conditioner
2 Carport	15 Stair
3 Garage	16 Bedroom 1 3.0 x 3.3m
4 Dining 3.7 x 3.3m	17 Bedroom 2 3.2 x 3.5m
5 Living 3.7 x 4.4m	18 Bedroom 3 5.2 x 3.2m
6 Kitchen 4.3 x 2.3m	19 Bedroom 4 3.0 x 3.3m
7 Breakfast Bar	20 Ensuite
8 Fridge Space	21 Bath
9 Pantry	22 Walk in Robe
10 Powder	23 Robe
11 Laundry	24 Balcony 6.9 x 1.8m
12 Linen / Store	25 Visual screen
13 Hot Water System	26 Roof below



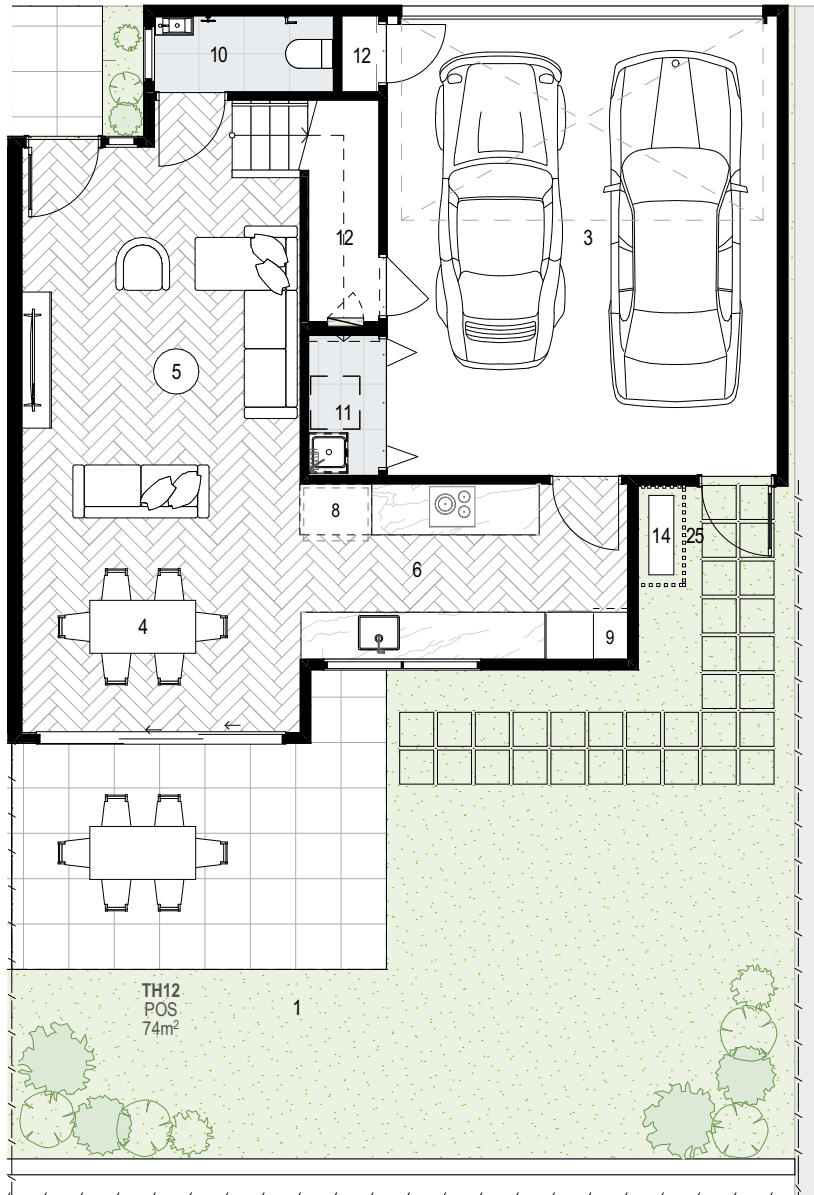
SCALE @ A4:



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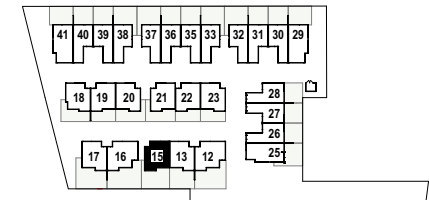
DRIVEWAY



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255-261 BEENLEIGH RD SUNNYBANK QLD

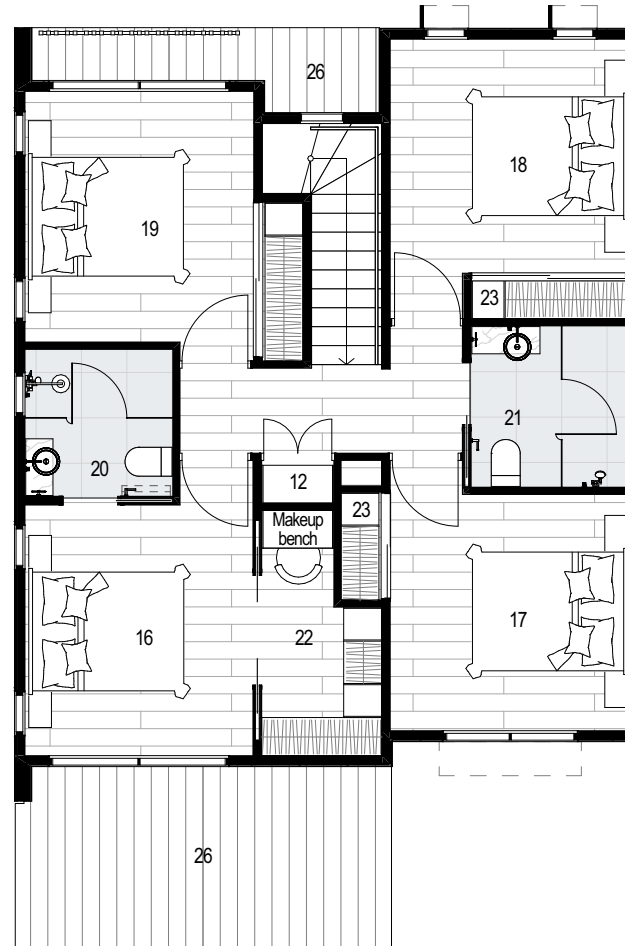
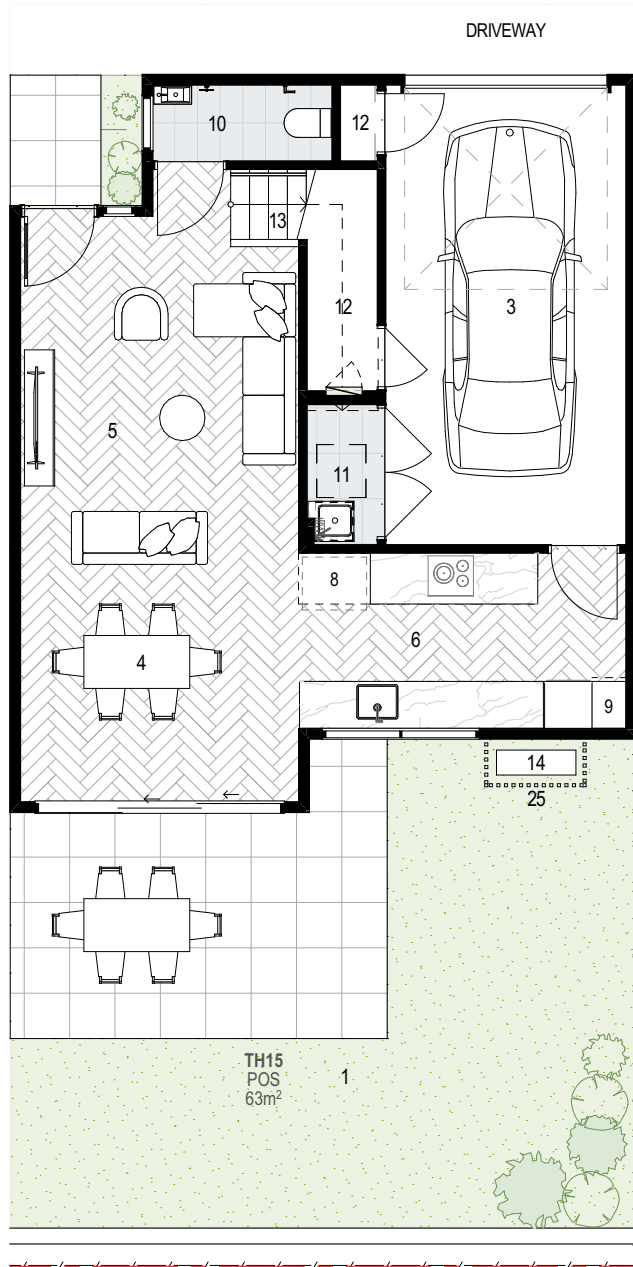


## TOWNHOUSE TYPE C TH 15

Area Schedule Type C	(m <sup>2</sup> )
Covered Terrace	16
Garage	21
Internal Ground	52
Internal Upper	72
Porch	3
<b>Total area</b>	<b>164 m<sup>2</sup></b>

## Private Backyard - Type C

Townhouse	Area (m <sup>2</sup> )
TH15	63

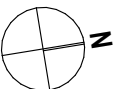


## LEGEND

1 Courtyard	14 Air Conditioner
2 Carport	15 Stair
3 Garage	16 Bedroom 1 3.0 x 3.3m
4 Dining 3.7 x 3.3m	17 Bedroom 2 3.2 x 3.1m
5 Living 3.7 x 4.4m	18 Bedroom 3 3.2 x 3.7m
6 Kitchen 4.3 x 2.3m	19 Bedroom 4 3.0 x 3.3m
7 Breakfast Bar	20 Ensuite
8 Fridge Space	21 Bath
9 Pantry	22 Walk in Robe
10 Powder	23 Robe
11 Laundry	24 Balcony
12 Linen / Store	25 Visual screen
13 Hot Water System	26 Roof below



SCALE @ A4:



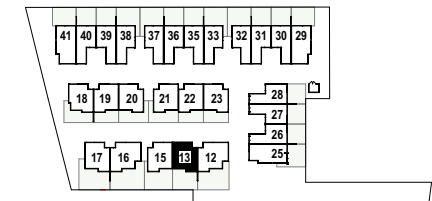
All areas to be confirmed by Draft Building Format Plans.

Revision: **H** Date: 30/10/2025

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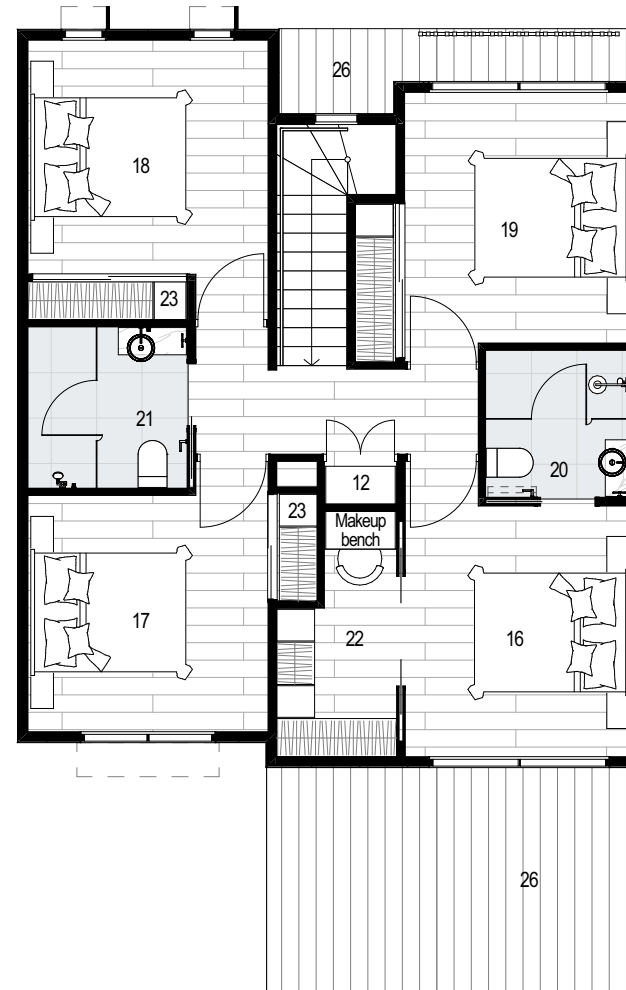
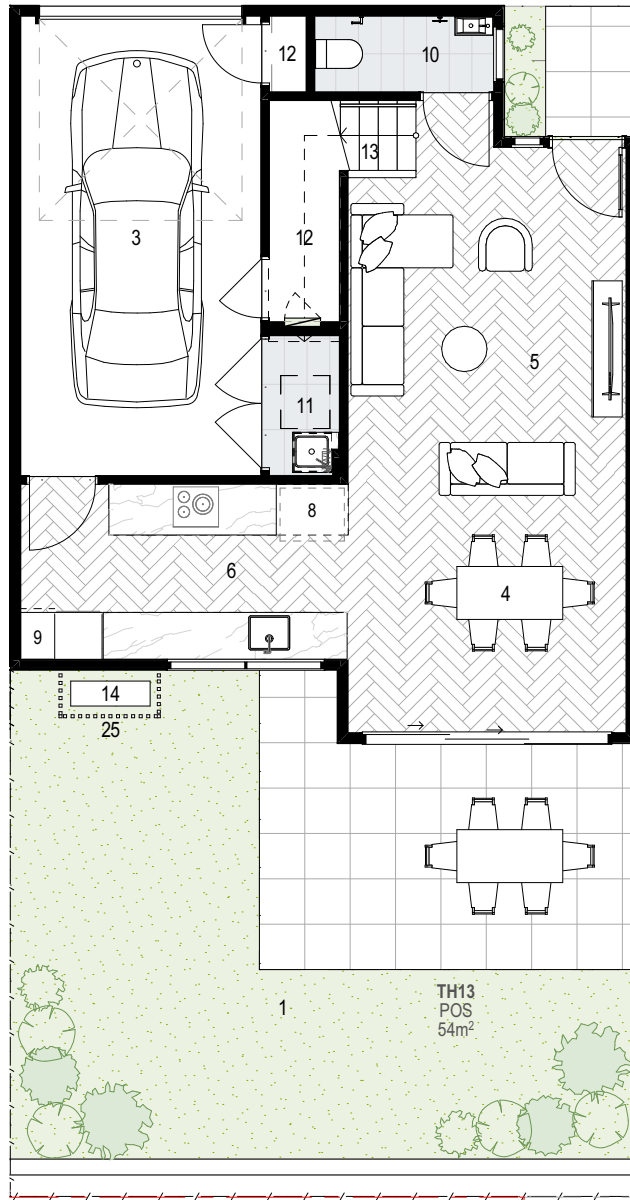


## TOWNHOUSE TYPE C (MIRROR) TH 13

Area Schedule Type C	(m <sup>2</sup> )
Covered Terrace	16
Garage	21
Internal Ground	52
Internal Upper	72
Porch	3
<b>Total area</b>	<b>164 m<sup>2</sup></b>

### Private Backyard - Type C Mirror

Townhouse	Area (m <sup>2</sup> )
TH13	54



### LEGEND

1 Courtyard	14 Air Conditioner
2 Carport	15 Stair
3 Garage	16 Bedroom 1 3.0 x 3.3m
4 Dining 3.7 x 3.3m	17 Bedroom 2 3.2 x 3.1m
5 Living 3.7 x 4.4m	18 Bedroom 3 3.2 x 3.7m
6 Kitchen 4.3 x 2.3m	19 Bedroom 4 3.0 x 3.3m
7 Breakfast Bar	20 Ensuite
8 Fridge Space	21 Bath
9 Pantry	22 Walk in Robe
10 Powder	23 Robe
11 Laundry	24 Balcony
12 Linen / Store	25 Visual screen
13 Hot Water System	26 Roof below



SCALE @ A4:



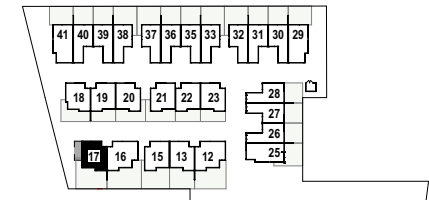
All areas to be confirmed by Draft Building Format Plans.

Revision: **A** Date: 30/10/2025

# SOLEIS

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## TOWNHOUSE TYPE C2 TH 17

Area Schedule Type C2	(m <sup>2</sup> )
Carport	15
Covered Terrace	16
Garage	21
Internal Ground	52
Internal Upper	72
Porch	3
<b>Total area</b>	<b>179 m<sup>2</sup></b>

## Private Backyard - Type C2

Townhouse	Area (m2)
TH17	74

## LEGEND

1 Courtyard	14 Air Conditioner
2 Carport	15 Stair
3 Garage	16 Bedroom 1 3.0 x 3.3m
4 Dining 3.7 x 3.3m	17 Bedroom 2 3.2 x 3.1m
5 Living 3.7 x 4.4m	18 Bedroom 3 3.2 x 3.7m
6 Kitchen 4.3 x 2.3m	19 Bedroom 4 3.0 x 3.3m
7 Breakfast Bar	20 Ensuite
8 Fridge Space	21 Bath
9 Pantry	22 Walk in Robe
10 Powder	23 Robe
11 Laundry	24 Balcony
12 Linen / Store	25 Visual screen
13 Hot Water System	26 Roof below



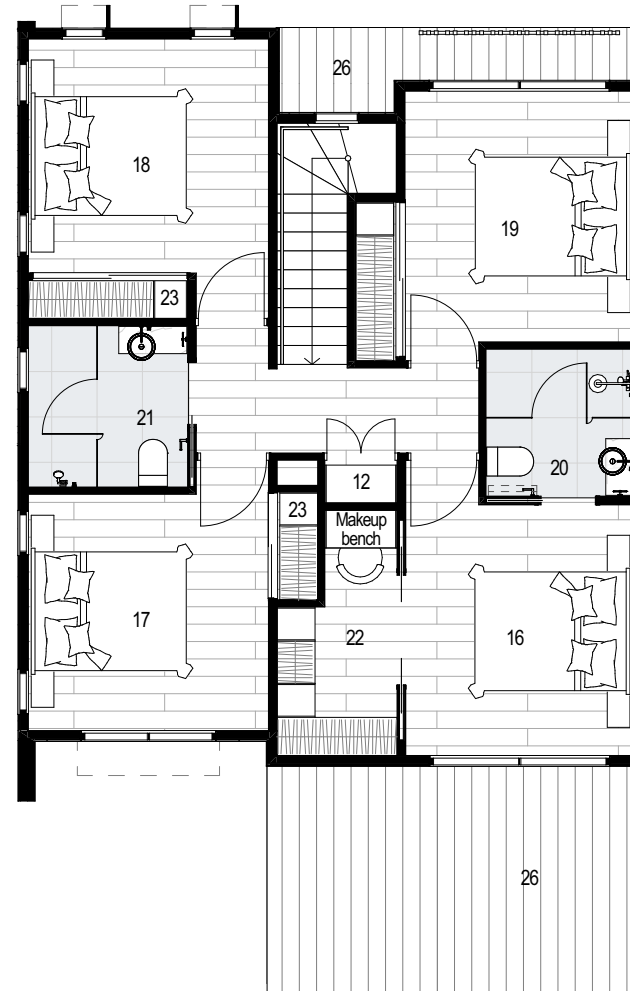
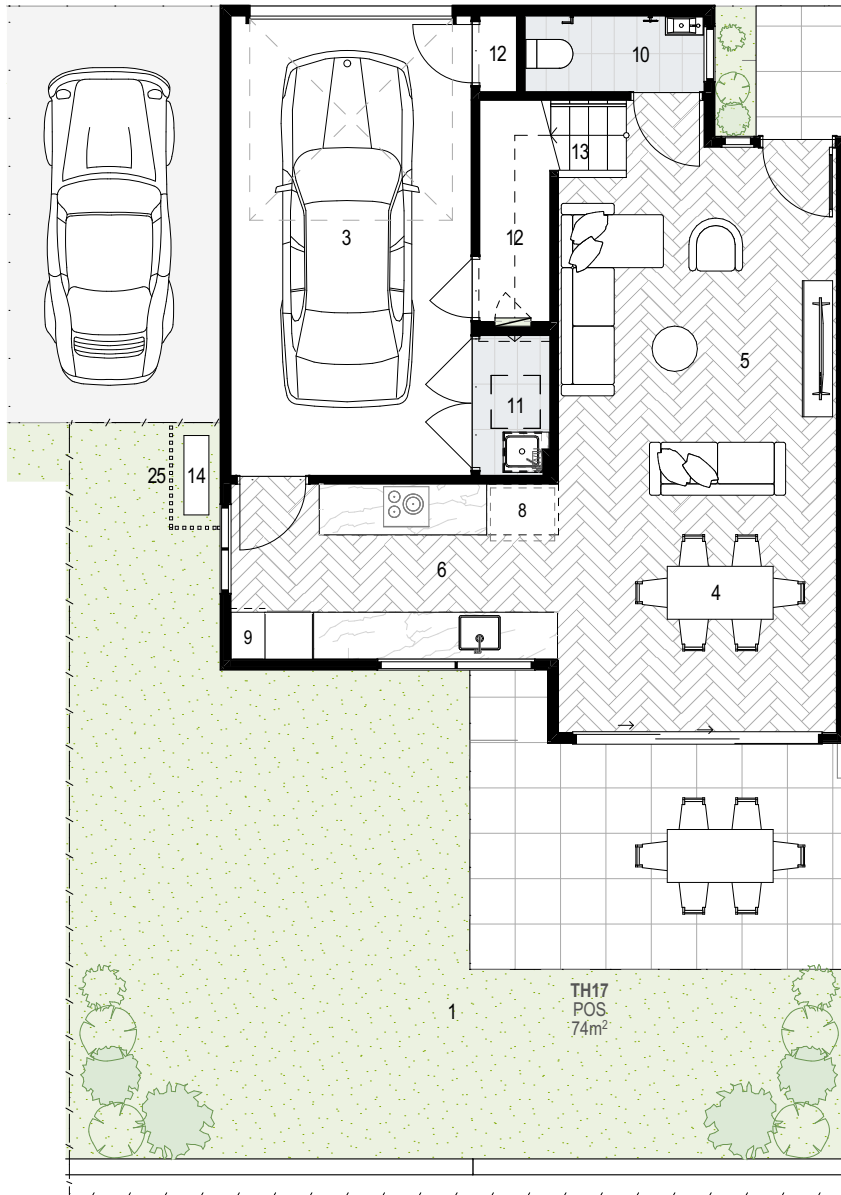
SCALE @ A4:



All areas to be confirmed by Draft Building Format Plans.

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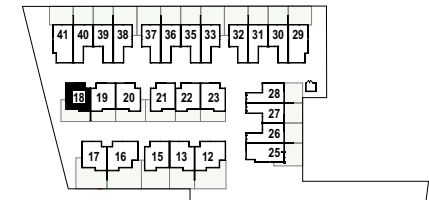
DRIVEWAY



# S O L I S

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255-261 BEENLEIGH RD SUNNYBANK QLD



## TOWNHOUSE TYPE C3 TH 18

Area Schedule Type C3	(m <sup>2</sup> )
Covered Terrace	15
Garage	21
Internal Ground	49
Internal Upper	70
Porch	3
<b>Total area</b>	<b>158 m<sup>2</sup></b>

## Private Backyard - Type C3

Townhouse	Area (m <sup>2</sup> )
TH18	43

## LEGEND

1 Courtyard	14 Air Conditioner
2 Carport	15 Stair
3 Garage	16 Bedroom 1 3.0 x 3.3m
4 Dining 3.7 x 3.0m	17 Bedroom 2 3.0 x 3.3m
5 Living 3.7 x 4.4m	18 Bedroom 3 3.2 x 3.2m
6 Kitchen 3.7 x 2.4m	19 Bedroom 4 2.7 x 3.3m
7 Breakfast Bar	20 Ensuite
8 Fridge Space	21 Bath
9 Pantry	22 Walk in Robe
10 Powder	23 Robe
11 Laundry	24 Balcony
12 Linen / Store	25 Visual screen
13 Hot Water System	26 Roof below

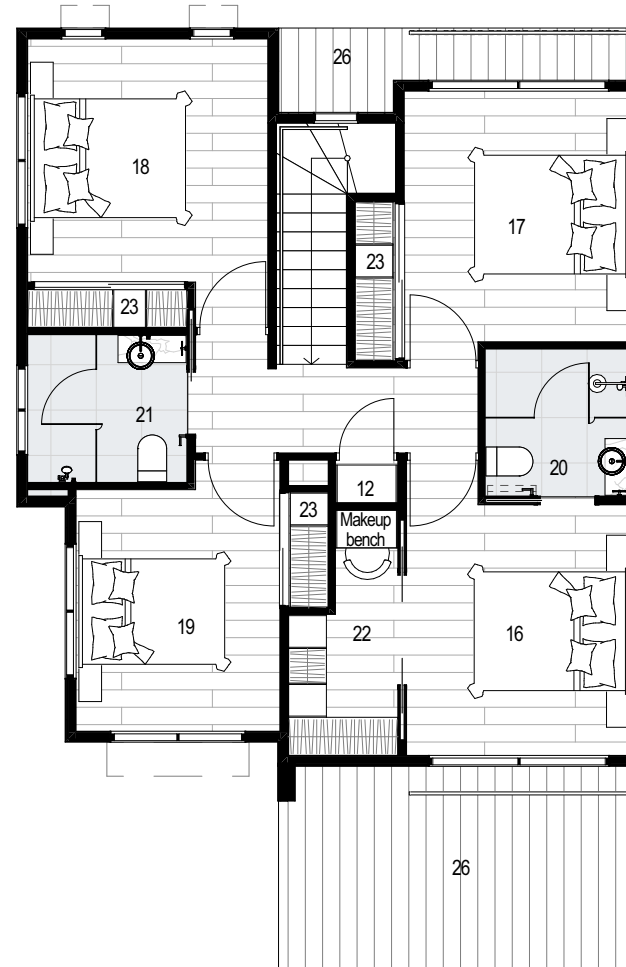
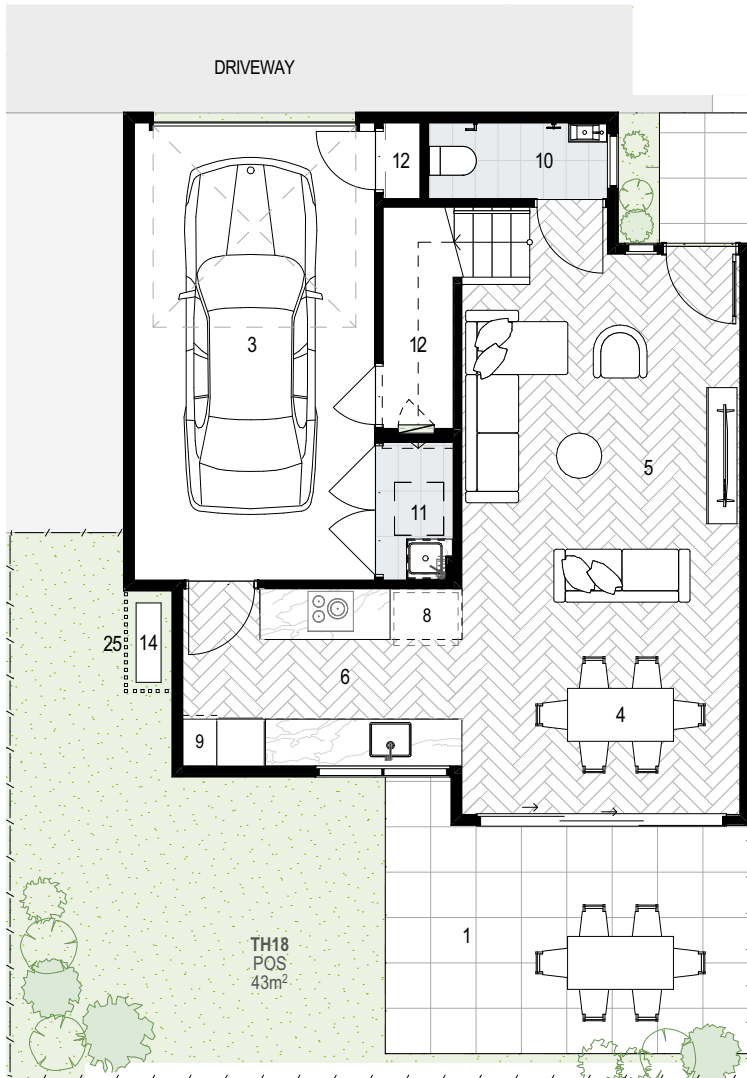


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All areas to be confirmed by Draft Building Format Plans.

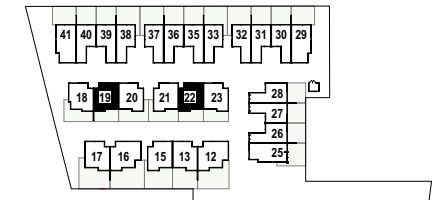
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## TOWNHOUSE TYPE C4 TH 19, TH 22

Area Schedule Type C4	(m <sup>2</sup> )
Covered Terrace	16
Garage	21
Internal Ground	51
Internal Upper	72
Porch	3
<b>Total</b>	<b>163 m<sup>2</sup></b>

## Private Backyard - Type C4

Townhouse	Area (m <sup>2</sup> )
TH19	31
TH22	31

## LEGEND

1 Courtyard	14 Air Conditioner
2 Carport	15 Stair
3 Garage	16 Bedroom 1 3.0 x 3.3m
4 Dining 3.7 x 3.0m	17 Bedroom 2 3.2 x 3.1m
5 Living 3.7 x 4.0m	18 Bedroom 3 3.2 x 3.1m
6 Kitchen 4.3 x 2.3m	19 Bedroom 4 3.0 x 3.3m
7 Breakfast Bar	20 Ensuite
8 Fridge Space	21 Bath
9 Pantry	22 Walk in Robe
10 Powder	23 Robe
11 Laundry	24 Balcony
12 Linen / Store	25 Visual screen
13 Hot Water System	26 Roof below

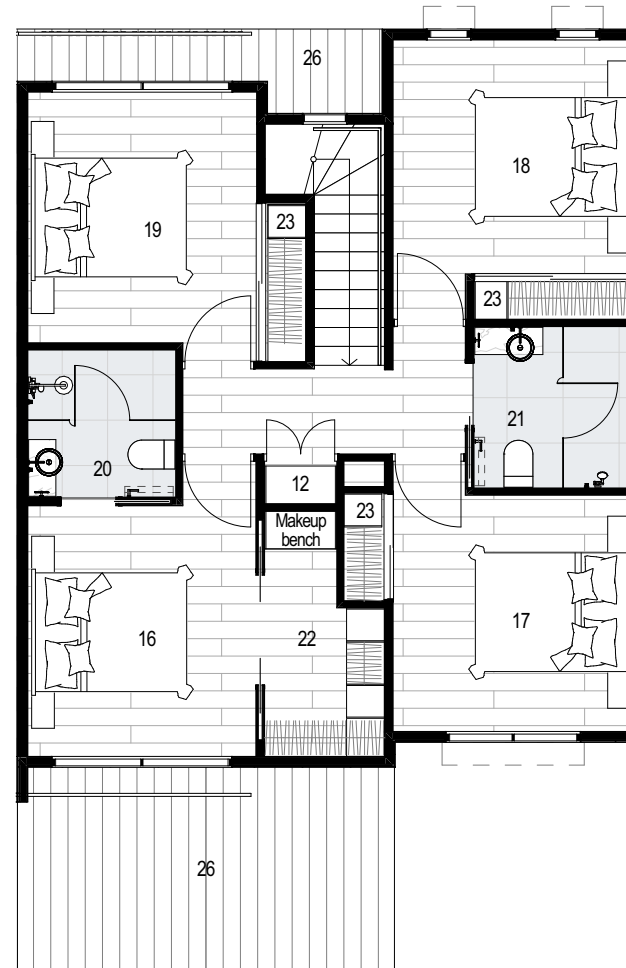
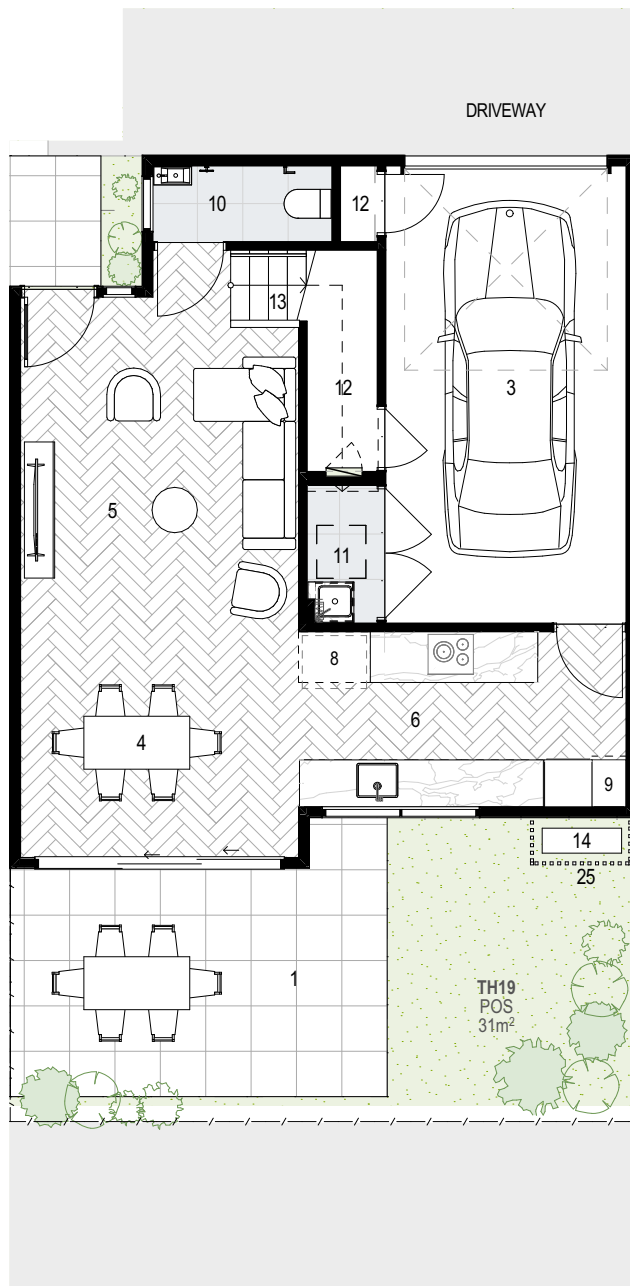


SCALE @ A4:



All areas to be confirmed by Draft Building Format Plans.

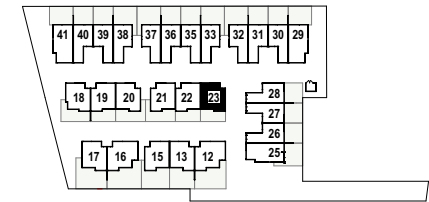
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## TOWNHOUSE TYPE C4 (MIRROR) TH 23

Area Schedule Type C4	(m <sup>2</sup> )
Covered Terrace	16
Garage	21
Internal Ground	51
Internal Upper	72
Porch	3
<b>Total</b>	<b>163 m<sup>2</sup></b>

### Private Open Space Type C4 M

Townhouse	Area (m <sup>2</sup> )
TH23	31

### LEGEND

1 Courtyard	14 Air Conditioner
2 Carport	15 Stair
3 Garage	16 Bedroom 1 3.0 x 3.3m
4 Dining 3.7 x 3.0m	17 Bedroom 2 3.2 x 3.1m
5 Living 3.7 x 4.0m	18 Bedroom 3 3.2 x 3.1m
6 Kitchen 4.3 x 2.3m	19 Bedroom 4 3.0 x 3.3m
7 Breakfast Bar	20 Ensuite
8 Fridge Space	21 Bath
9 Pantry	22 Walk in Robe
10 Powder	23 Robe
11 Laundry	24 Balcony
12 Linen / Store	25 Visual screen
13 Hot Water System	26 Roof below

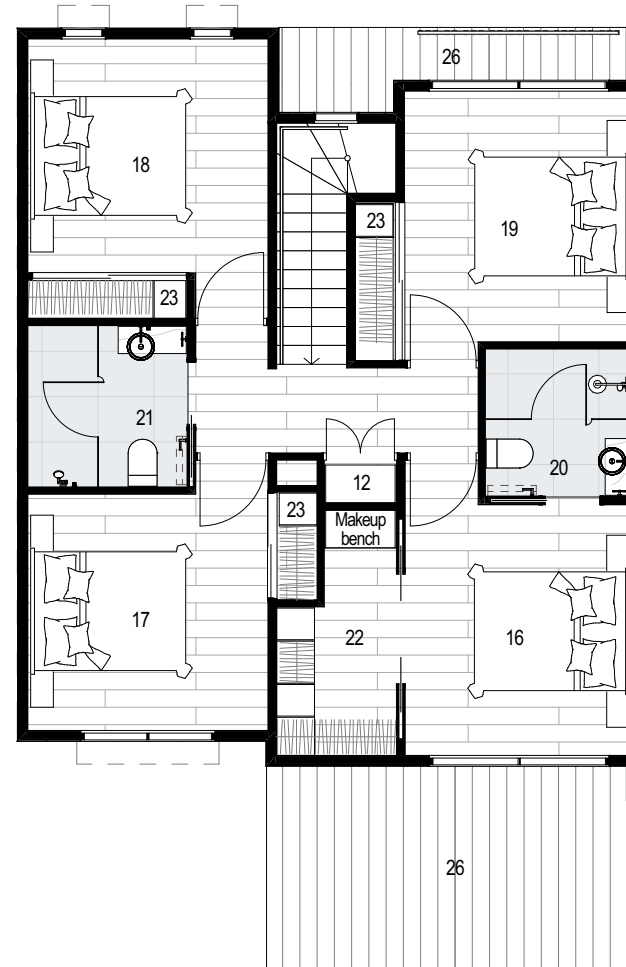
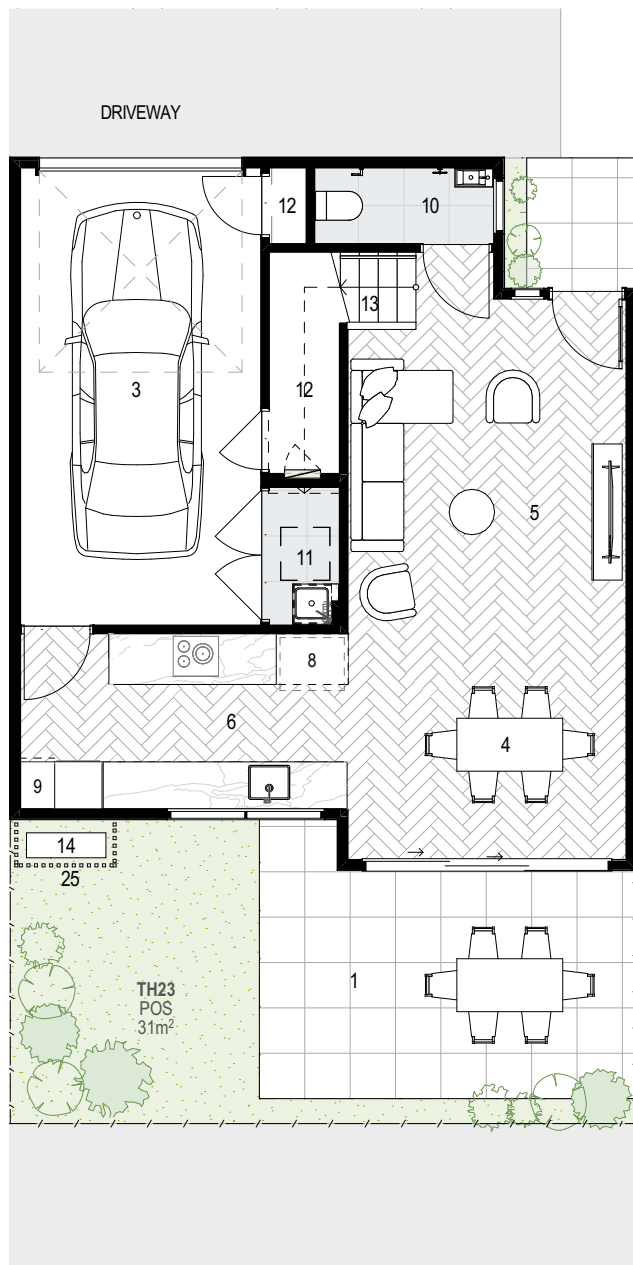


SCALE @ A4:



All areas to be confirmed by Draft Building Format Plans.

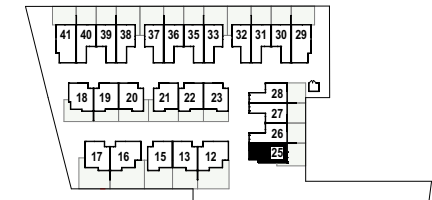
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## TOWNHOUSE TYPE F TH 25

Area Schedule Type F	(m <sup>2</sup> )
Covered terrace	11
Garage	34
Internal Ground	44
Internal Upper	67
<b>Total area</b>	<b>156 m<sup>2</sup></b>

## Private Backyard - Type F

Townhouse	Area (m2)
TH25	50

## LEGEND

1 Courtyard	14 Air Conditioner
2 Carport	15 Stair
3 Garage	16 Bedroom 1 3.6 x 3.0m
4 Dining 3.1 x 3.8m	17 Bedroom 2 3.6 x 3.0m
5 Living 3.2 x 4.8m	18 Bedroom 3 3.5 x 3.0m
6 Kitchen 3.1 x 2.6m	19 Bedroom 4 3.0 x 3.0m
7 Breakfast Bar	20 Ensuite
8 Fridge Space	21 Bath
9 Pantry	22 Walk in Robe
10 Powder	23 Robe
11 Laundry	24 Balcony
12 Linen / Store	25 Visual screen
13 Hot Water System	26 Roof below
	27 Retaining wall

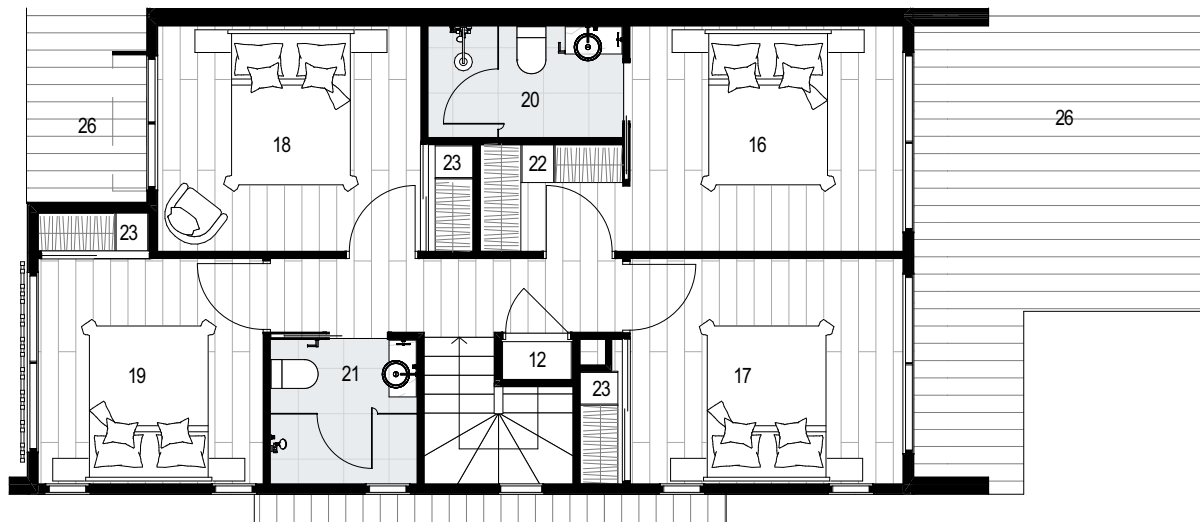
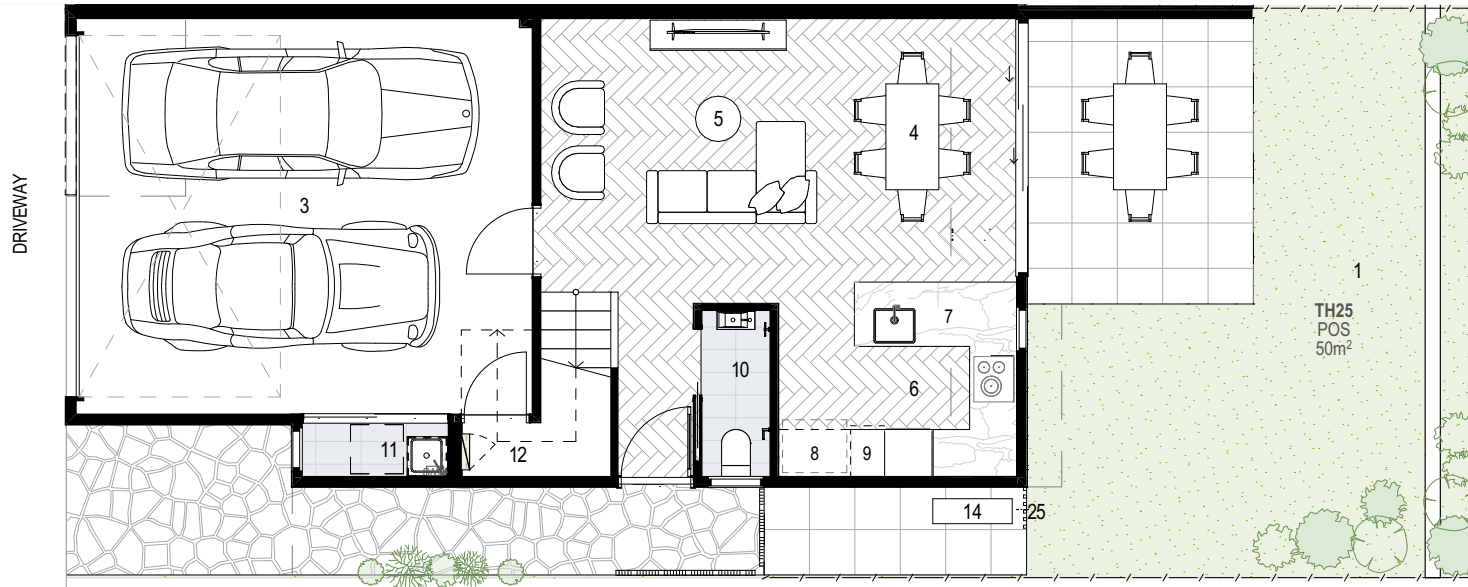


SCALE @ A4: 1:100



All areas to be confirmed by Draft Building Format Plans.

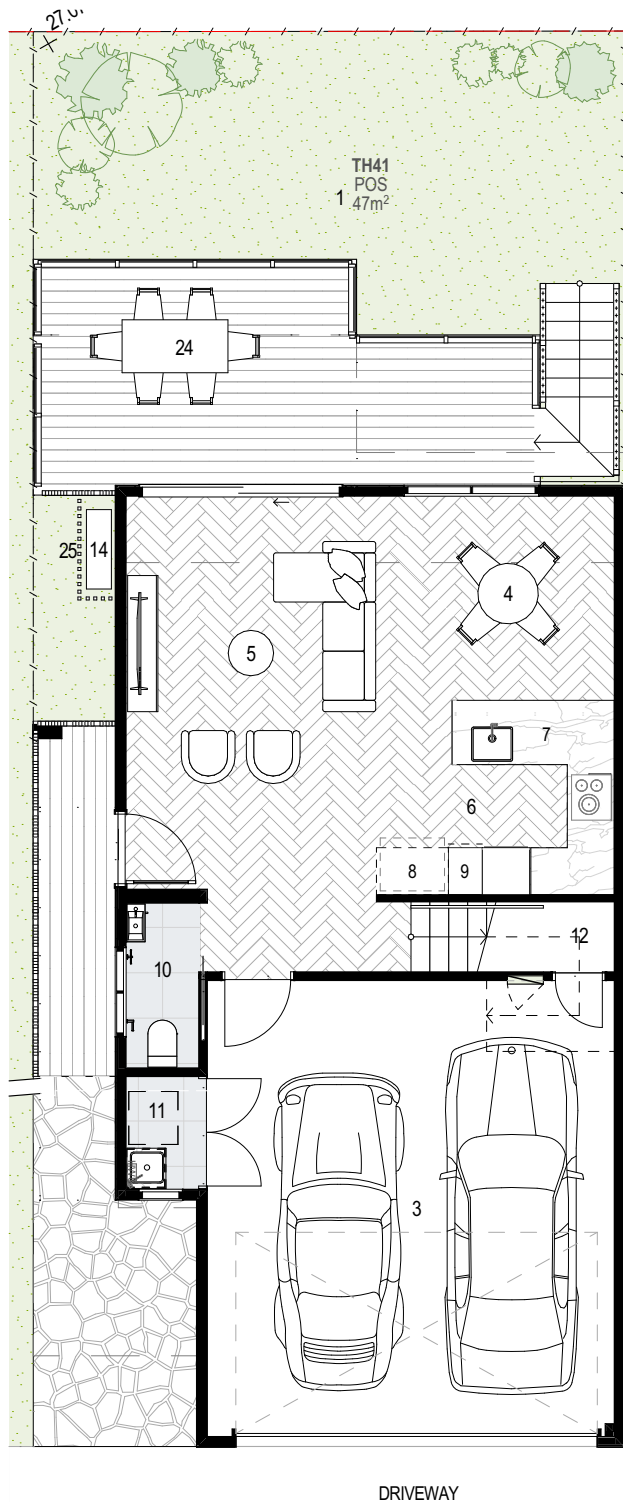
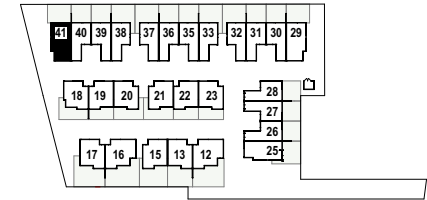
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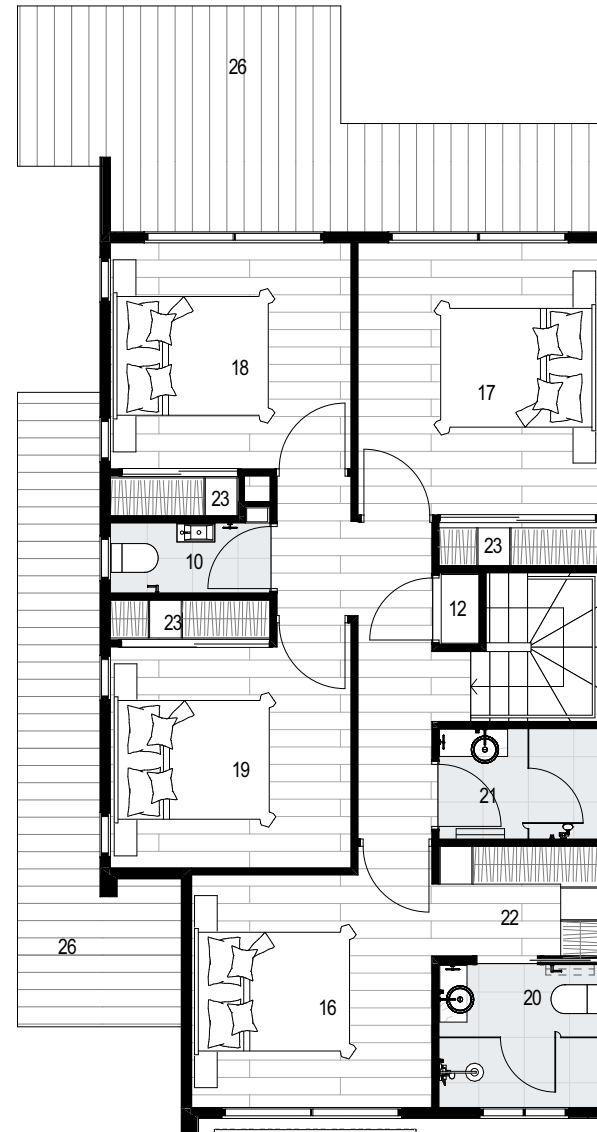
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DRIVEWAY



## TOWNHOUSE TYPE F2 TH 41

Area Schedule Type F2	(m <sup>2</sup> )
Covered Porch	5
Covered terrace	9
Garage	35
Internal Ground	47
Internal Upper	72
	168 m <sup>2</sup>

## Private Backyard - Type F2

Townhouse	Area (m2)
TH41	47

## LEGEND

1 Courtyard	14 Air Conditioner
2 Carport	15 Stair
3 Garage	16 Bedroom 1 3.1 x 3.1m
4 Dining 2.9 x 2.7m	17 Bedroom 2 3.2 x 3.6m
5 Living 3.3 x 5.2m	18 Bedroom 3 3.1 x 3.0m
6 Kitchen 3.1 x 2.6m	19 Bedroom 4 3.1 x 2.9m
7 Breakfast Bar	20 Ensuite
8 Fridge Space	21 Bath
9 Pantry	22 Walk in Robe
10 Powder	23 Robe
11 Laundry	24 Balcony
12 Linen / Store	25 Visual screen
13 Hot Water System	26 Roof below

0 1 2 3m

SCALE @ A4:



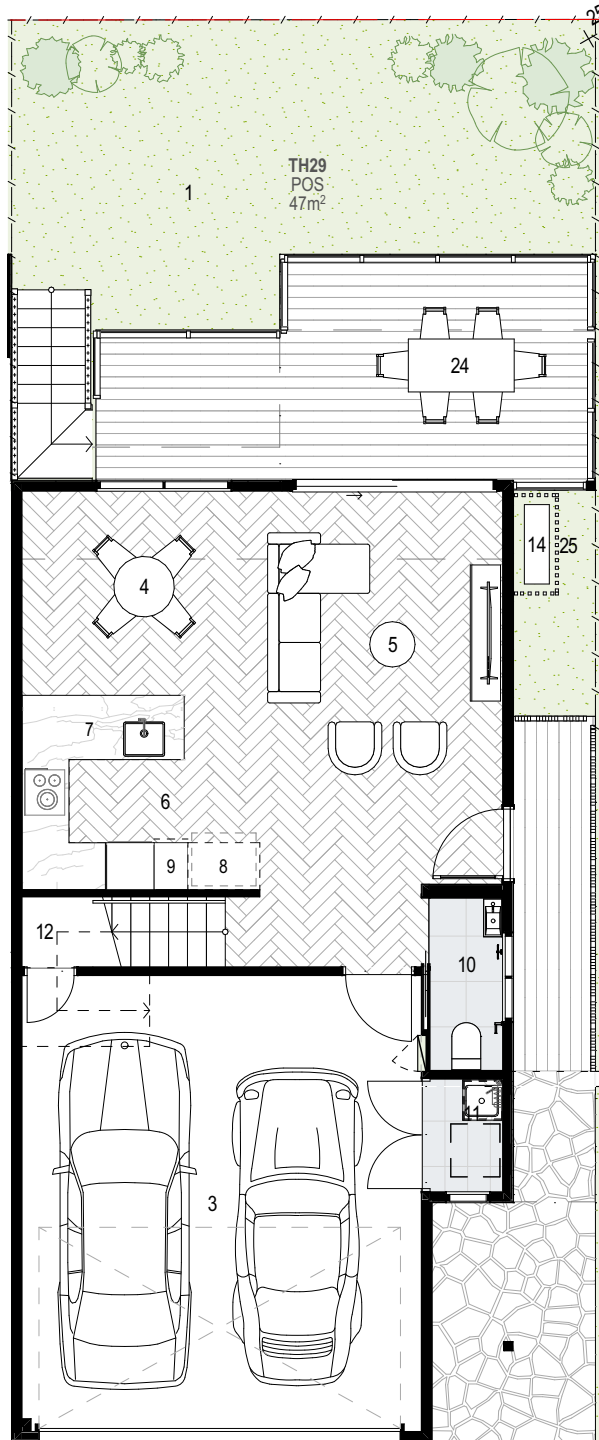
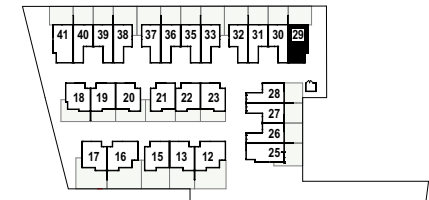
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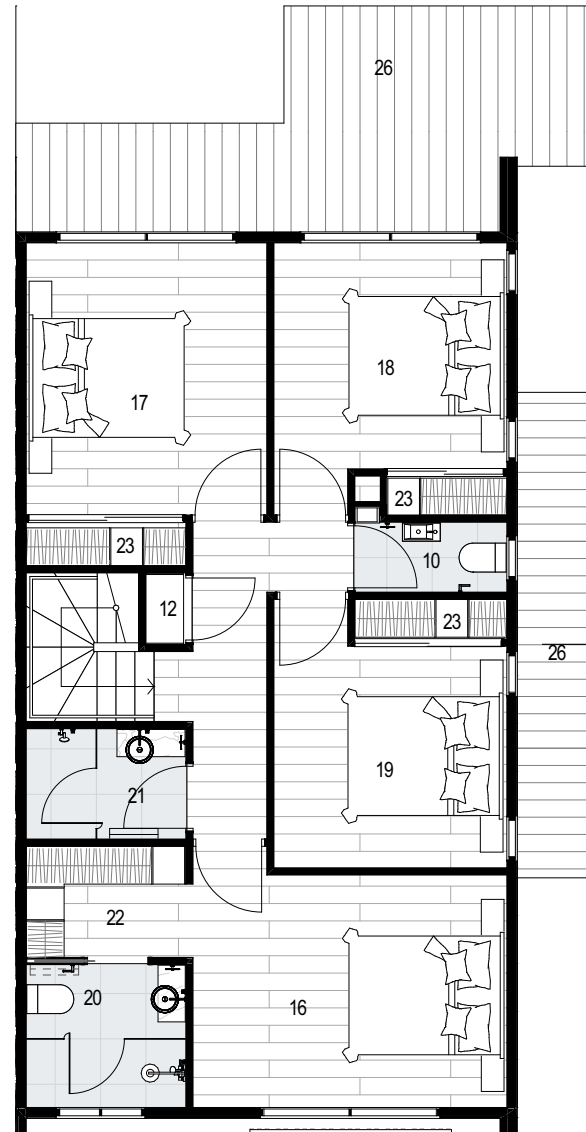
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DRIVEWAY



## TOWNHOUSE TYPE F3 TH 29

Area Schedule Type F3	(m <sup>2</sup> )
Covered Porch	6
Covered terrace	13
Garage	34
Internal Ground	46
Internal Upper	74
	173 m <sup>2</sup>

## Private Backyard - Type F3

Townhouse	Area (m2)
TH29	47

## LEGEND

1 Courtyard	14 Air Conditioner
2 Carport	15 Stair
3 Garage	16 Bedroom 1 4.1 x 3.1m
4 Dining 3.5 x 2.7m	17 Bedroom 2 3.2 x 3.6m
5 Living 3.2 x 5.2m	18 Bedroom 3 3.1 x 3.0m
6 Kitchen 3.1 x 2.6m	19 Bedroom 4 3.1 x 2.9m
7 Breakfast Bar	20 Ensuite
8 Fridge Space	21 Bath
9 Pantry	22 Walk in Robe
10 Powder	23 Robe
11 Laundry	24 Balcony
12 Linen / Store	25 Visual screen
13 Hot Water System	26 Roof below



SCALE @ A4:



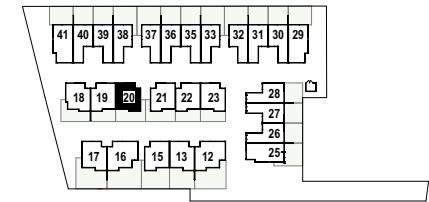
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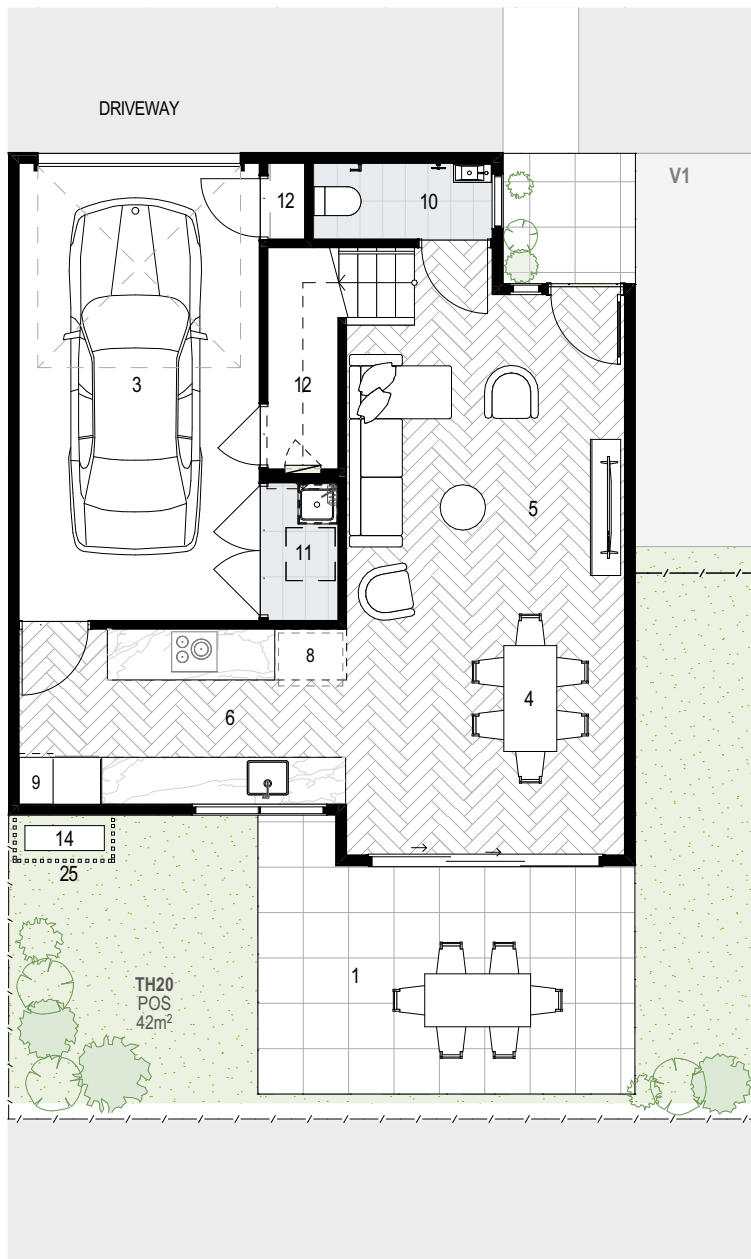


## TOWNHOUSE TYPE G TH 20

Area Schedule Type G	(m <sup>2</sup> )
Covered Terrace	16
Garage	21
Internal Ground	51
Internal Upper	72
Porch	3
<b>Total</b>	<b>163 m<sup>2</sup></b>

## Private Backyard - Type G

Townhouse	Area (m <sup>2</sup> )
TH20	42

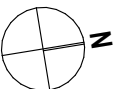


## LEGEND

1 Courtyard	14 Air Conditioner
2 Carport	15 Stair
3 Garage	16 Bedroom 1 3.1 x 3.3m
4 Dining 3.7 x 3.0m	17 Bedroom 2 3.0 x 3.3m
5 Living 3.7 x 4.4m	18 Bedroom 3 3.2 x 3.1m
6 Kitchen 4.3 x 2.3m	19 Bedroom 4 3.2 x 3.1m
7 Breakfast Bar	20 Ensuite
8 Fridge Space	21 Bath
9 Pantry	22 Walk in Robe
10 Powder	23 Robe
11 Laundry	24 Balcony
12 Linen / Store	25 Visual screen
13 Hot Water System	26 Roof below



SCALE @ A4:



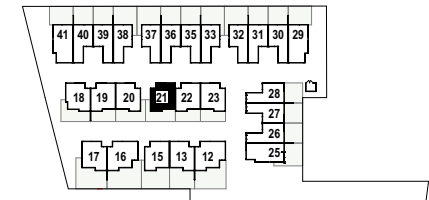
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## TOWNHOUSE TYPE G (MIRROR) TH 21

Area Schedule Type G	(m <sup>2</sup> )
Covered Terrace	16
Garage	21
Internal Ground	51
Internal Upper	72
Porch	3
<b>Total</b>	<b>163 m<sup>2</sup></b>

### Private Backyard - Type G Mirror

Townhouse	Area (m <sup>2</sup> )
TH21	42

### LEGEND

1 Courtyard	14 Air Conditioner
2 Carport	15 Stair
3 Garage	16 Bedroom 1 3.1 x 3.3m
4 Dining 3.7 x 3.0m	17 Bedroom 2 3.0 x 3.3m
5 Living 3.7 x 4.4m	18 Bedroom 3 3.2 x 3.1m
6 Kitchen 4.3 x 2.3m	19 Bedroom 4 3.2 x 3.1m
7 Breakfast Bar	20 Ensuite
8 Fridge Space	21 Bath
9 Pantry	22 Walk in Robe
10 Powder	23 Robe
11 Laundry	24 Balcony
12 Linen / Store	25 Visual screen
13 Hot Water System	26 Roof below



SCALE @ A4:



All areas to be confirmed by Draft Building Format Plans.

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