



**AGENT NAME** Ph: XXXX XXXX @firstyle.com.au

> **DISPLAY CENTER NAME** Insert Address Here



**PADDINGTON 18.3** 

LAND SIZE: 330m<sup>2</sup> | HOUSE SIZE: 170.33m<sup>2</sup> | SQUARES: 18.3Sq

\$1,048,900

**STRATTON** FACADE

LOT 16 AROONA AVENUE - AUSTRAL (MAPLE GROVE)

## **INCLUSIONS:**

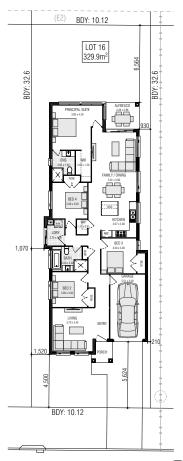
- √ 4 Bedrooms with Single Locked-up Garage
- ✓ Ceramic Tiling to Porch, Entry, Kitchen, Family/Dining
- ✓ Carpet to Living & Bedrooms
- ✓ Natural gas package incl. Instantaneous HWS
- ✓ Fixed Site Costs & Basix Requirements
- ✓ Insulation to Ceiling & Walls (Except Garage)
- √ 2.59m Ceilings
- √ T2 Termite Treated Frame
- ✓ Perimeter Termite Protection
- ✓ Coloured concrete Driveway & Pathway to Porch
- ✓ Remote Control Panel Lift Garage Door
- ✓ Stone benchtop to Kitchen
- √ 900mm Westinghouse Appliances
- ✓ Alarm System
- √ 10 LED Downlights
- ✓ Fully Ducted Day/Night Air Conditioning

## **UPGRADES PLUS**

- ✓ Gloss Two-tone Kitchen Cupboards
- ✓ Finger Pull to Overhead Kitchen Cupboards
- ✓ Front Door Upgrade
- ✓ Accent Internal Panel Doors
- ✓ Gloss Vanities
- ✓ Full Height Wall Tiling to Bathroom & Ensuite
- ✓ Selected Glazed Porcelain Tiles to the Main floor Areas (500x500)
- ✓ Water Point fridge Space
- ✓ Gas Point to Alfresco
- ✓ Fly screens to all openable

## **INCLUDED**

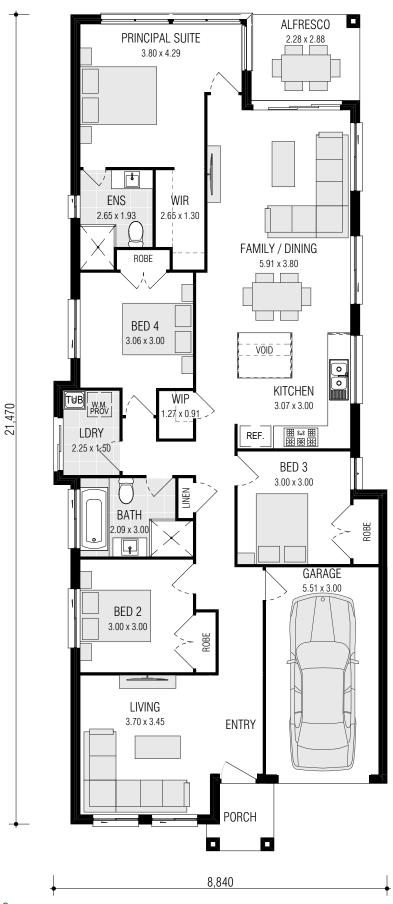
- ✓ Fence to Side & Rear plus one Gate
- Turf to front and back
- ✓ Washed pebbles along both sides
- ✓ Letterbox ✓ Planting as required











## PADDINGTON 18.3

DATE:

21/12/2022

FRONTAGE REQUIRED (MINIMUM): 10.70m
HOUSE SIZE: 170.33 m²
SQUARES: 18.3sq
18.3sq
TATE: 21/12/2002 | 18.4sq
SQUARES: 170.35 m²
SQUARES: 18.3sq
SQUARES: 18.3sq notice. B.L 113412C

Gross Areas	
Ground Floor	142.45
Garage	18.48
Alfresco	6.57
Porch	2.83
Totals	170.33 m <sup>2</sup>