

MARIAN'S
MANA

NOLAN



Disclaimer: This artist's impression is for illustrative purposes only and may not accurately represent the specific lot. Please contact the sales team for detailed, lot-specific built form information.

88 MARIAN AVENUE
LOT 34 | SIDNEY



4



3



2



213m²



199m²

INCLUSIONS

Internal Colour Scheme: **Spazio**

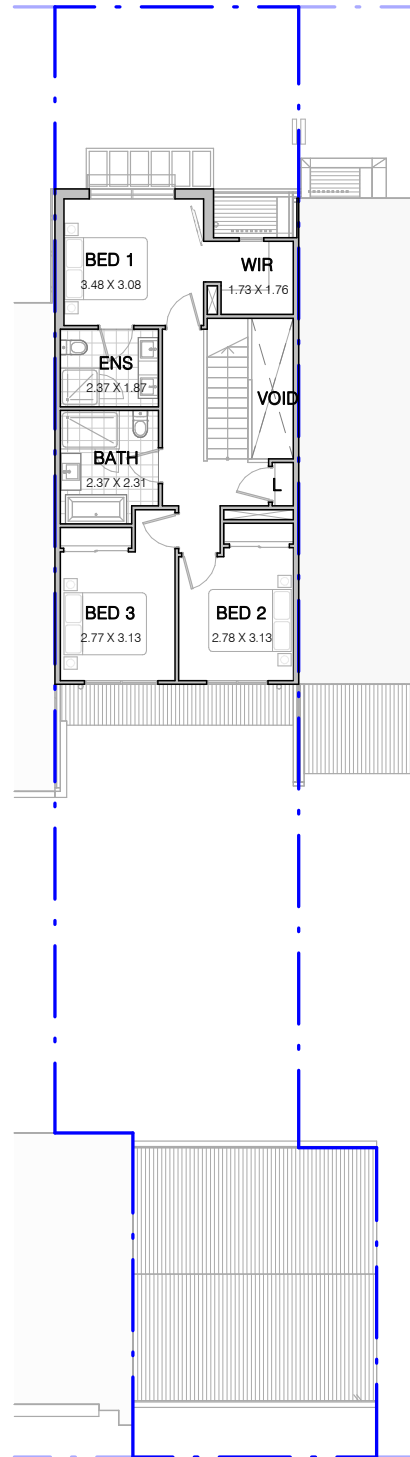
- Turnkey dwelling including landscaping, feature masonry and palisade front fence, side boundary fencing and letterbox
- 2740mm high ceilings to ground floor with increased doors
- SMEG 900mm appliances including integrated dishwasher and rangehood
- LED downlights throughout
- Stone benchtops to kitchen and bathroom
- Hybrid timber floor to main living areas with upgraded carpet to remaining areas
- Full-height tiling to ensuite with double vanity
- Square-set cornice to ground floor and first floor
- Ducted air-conditioning throughout
- Laundry with built-in joinery



GROUND FLOOR



FIRST FLOOR



FLOORSPACE AREA

Ground Floor	77m ²
First Floor	71m ²
Porch	7m ²

Garage	37m ²
Alfresco	7m ²

Total Floorspace	199m²
Total Lot Areas	213m²



ORAN PARK

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