

# 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



213m<sup>2</sup>

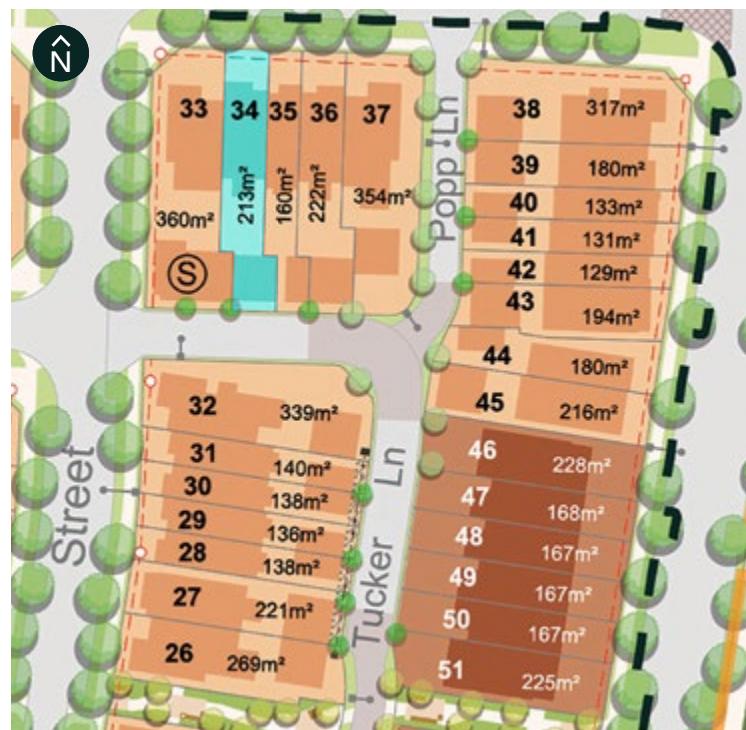


199m<sup>2</sup>

## INCLUSIONS

Internal Colour Scheme: **Apollo**

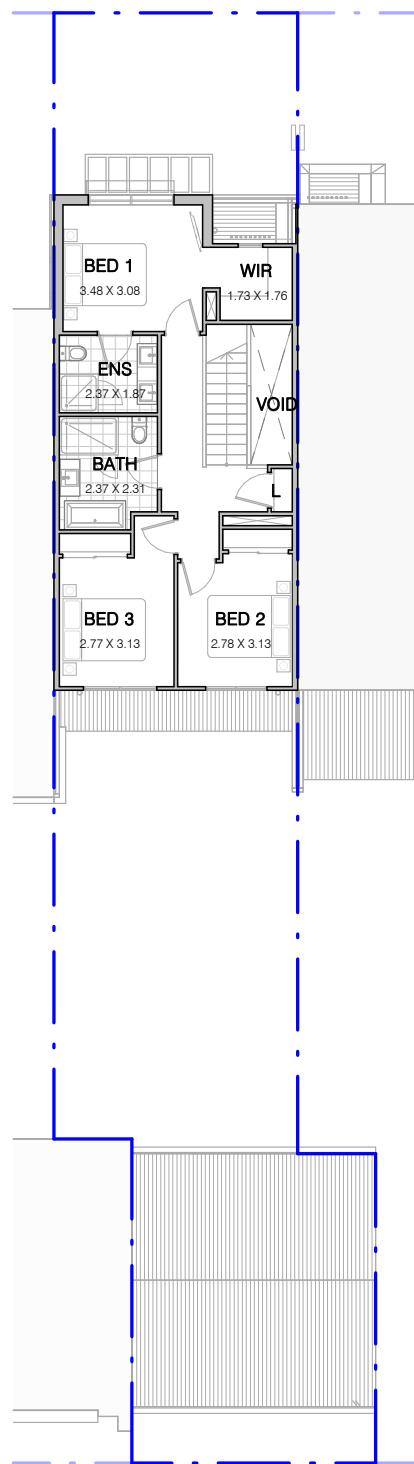
- Turnkey dwelling including landscaping, feature masonry and palisade front fence, side boundary fencing and letterbox
- 2740mm high ceilings to ground floor with increased doors
- SMEG 900mm appliances including integrated dishwasher and rangehood
- LED downlights throughout
- Stone benchtops to kitchen 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 <sup>2</sup>
First Floor	71m <sup>2</sup>
Porch	7m <sup>2</sup>

Garage	37m <sup>2</sup>
Alfresco	7m <sup>2</sup>

**Total Floorspace** 199m<sup>2</sup>  
**Total Lot Areas** 213m<sup>2</sup>



**ORAN PARK**

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