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.

177 CENTRAL AVENUE

LOT 43 | SIDNEY

4 | 3 | 2 | 194m² | 211m²

INCLUSIONS

Internal Colour Scheme: Truffle

- 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	80m²
First Floor	71m²
Porch	5m²
Patio	5m²

Balcony	5m²
Garage	39m²
Alfresco	6m²

Total Floorspace	**211m²**
Total Lot Areas	**194m²**

0 1 2 3 4 5m