

MARIAN'S  
MANA

# NOLAN

LOT 13

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.

137 CENTRAL AVENUE  
LOT 13 | SIDNEY



4



2.5



1



180m<sup>2</sup>

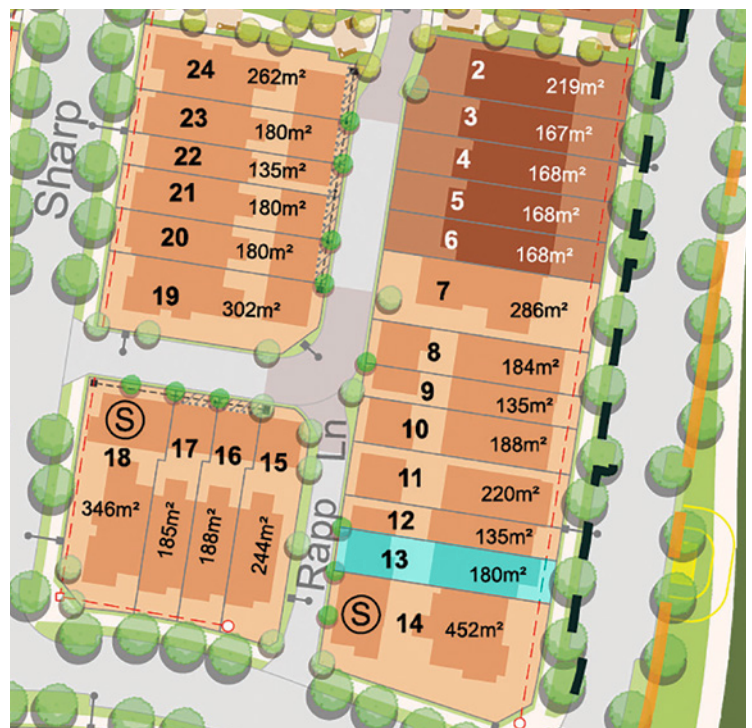


210.7m<sup>2</sup>

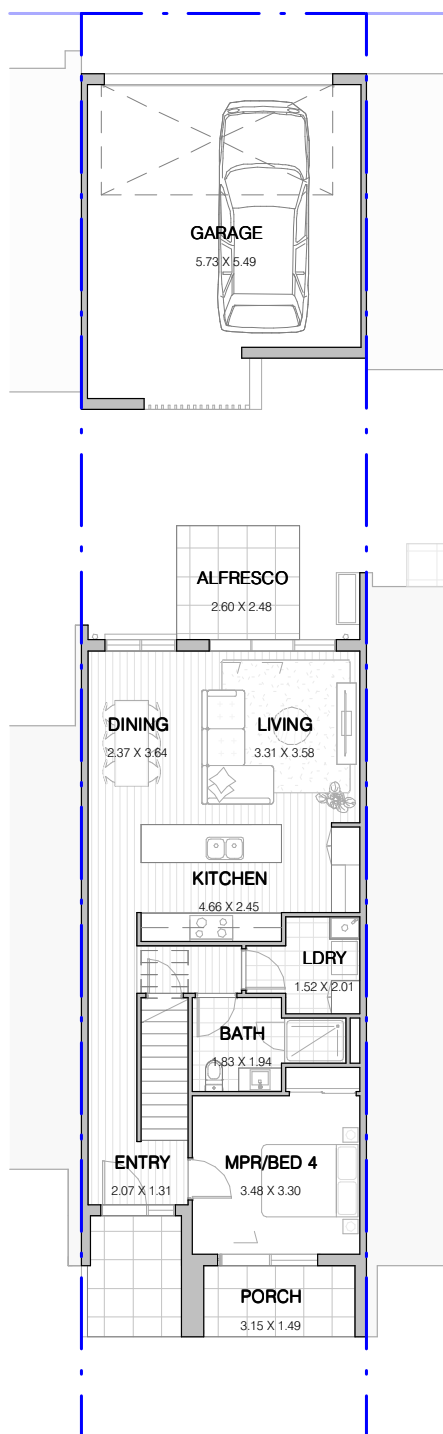
## INCLUSIONS

Internal Colour Scheme: Cove

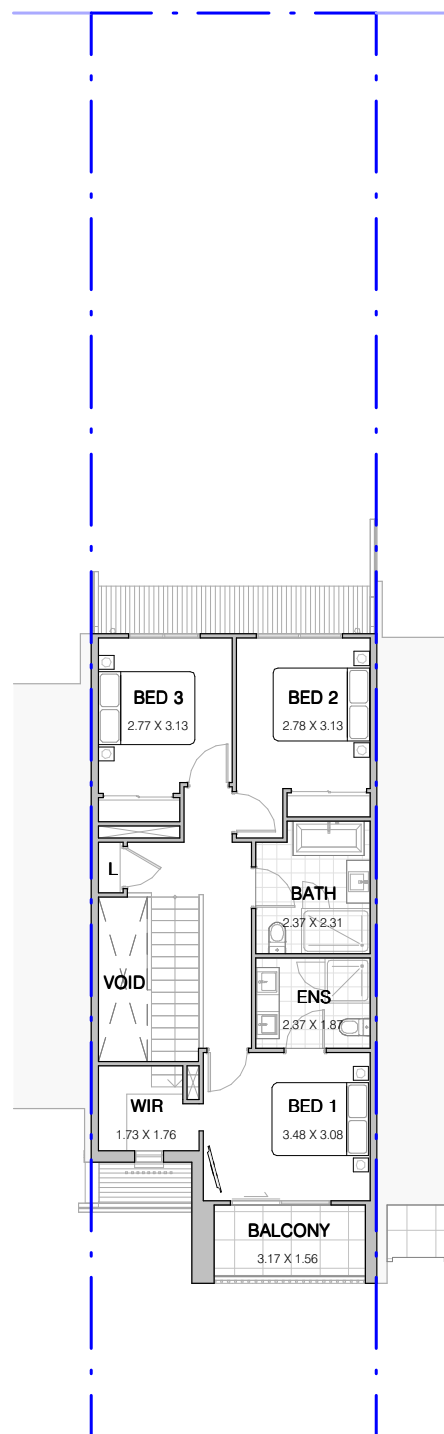
- Turnkey dwelling including landscaping, feature masonry and palisade front fence, side boundary fencing and letterbox
- 2740mm high ceilings to ground floor with increased doors
- SMEG 900mm appliances including integrated dishwasher and rangehood
- LED downlights throughout
- Stone benchtops to kitchen 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	77.8m <sup>2</sup>
First Floor	71.5m <sup>2</sup>
Porch	10.7m <sup>2</sup>

Balcony	4.7m <sup>2</sup>
Garage	39.8m <sup>2</sup>
Alfresco	6.2m <sup>2</sup>

<b>Total Floorspace</b>	<b>210.7m<sup>2</sup></b>
<b>Total Lot Area</b>	<b>180.0m<sup>2</sup></b>



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