

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



2



2.5



1



180m²

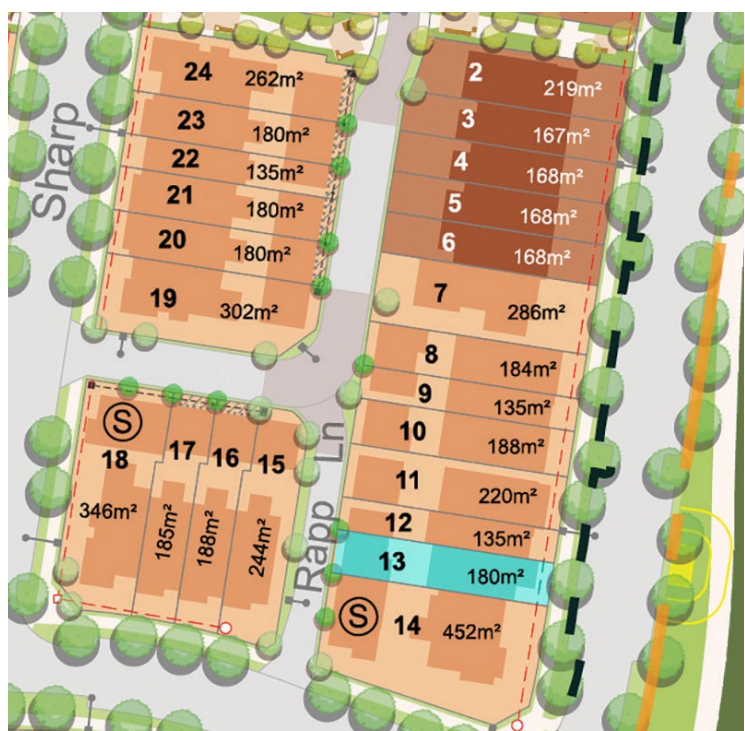


210.7m²

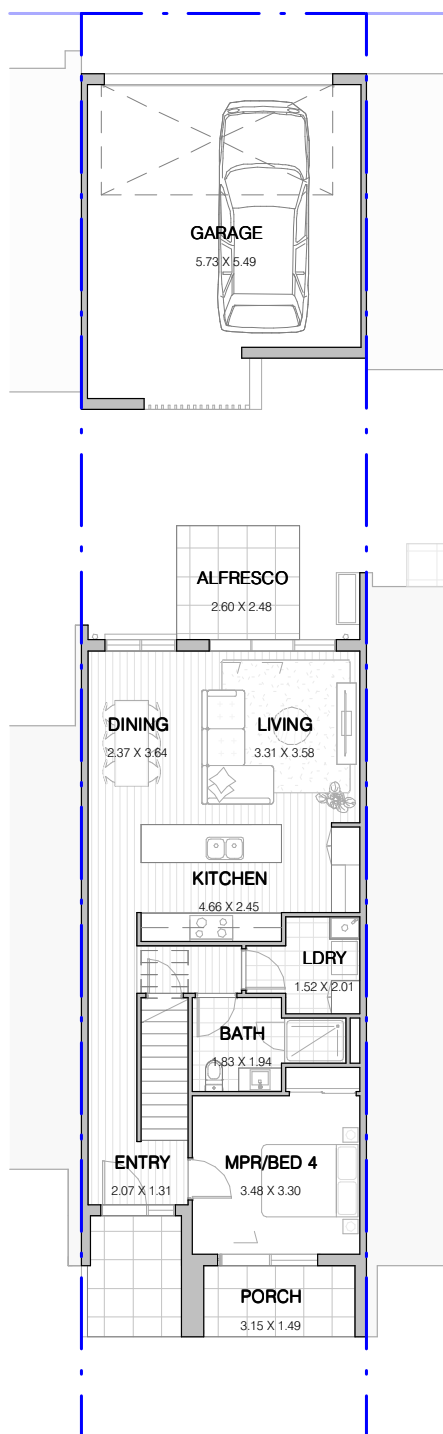
INCLUSIONS

Internal Colour Scheme: Cove

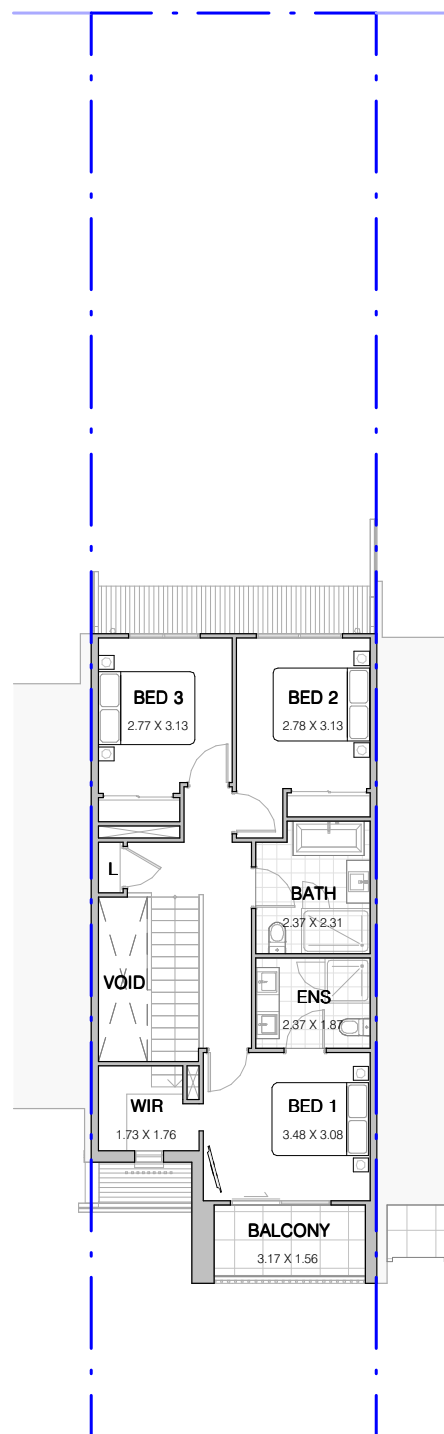
- Turnkey dwelling including landscaping, feature masonry and palisade front fence, side boundary fencing and letterbox
- 2740mm high ceilings to ground floor with increased doors
- SMEG 900mm appliances including integrated dishwasher and rangehood
- LED downlights throughout
- Stone benchtops to kitchen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

Balcony	4.7m ²
Garage	39.8m ²
Alfresco	6.2m ²

Total Floorspace	210.7m²
Total Lot Area	180.0m²



ORAN PARK

02 9043 7500

oranpark.com.au