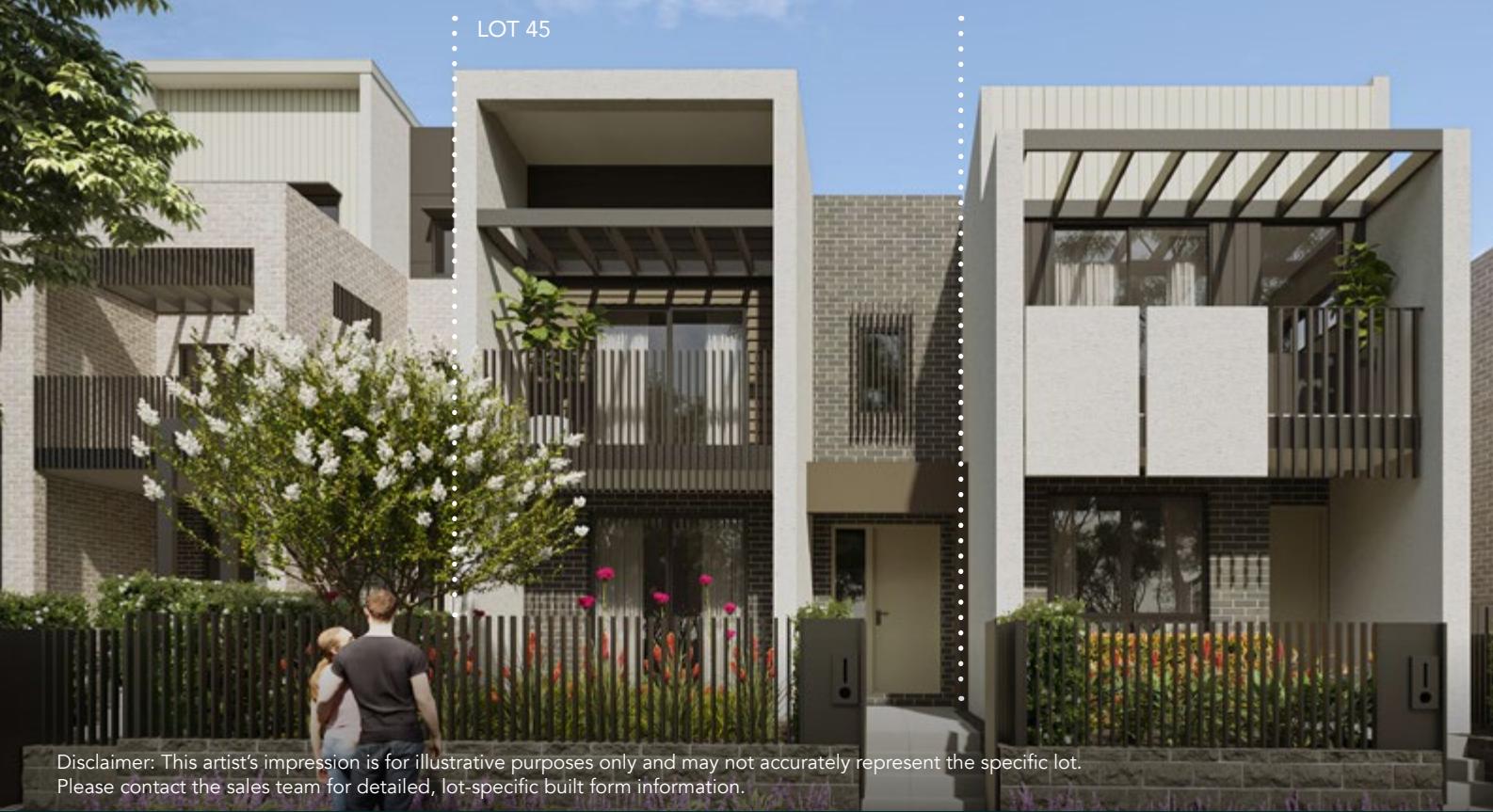


NOLAN

LOT 45



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.

173 CENTRAL AVENUE

LOT 45 | SIDNEY



4



3



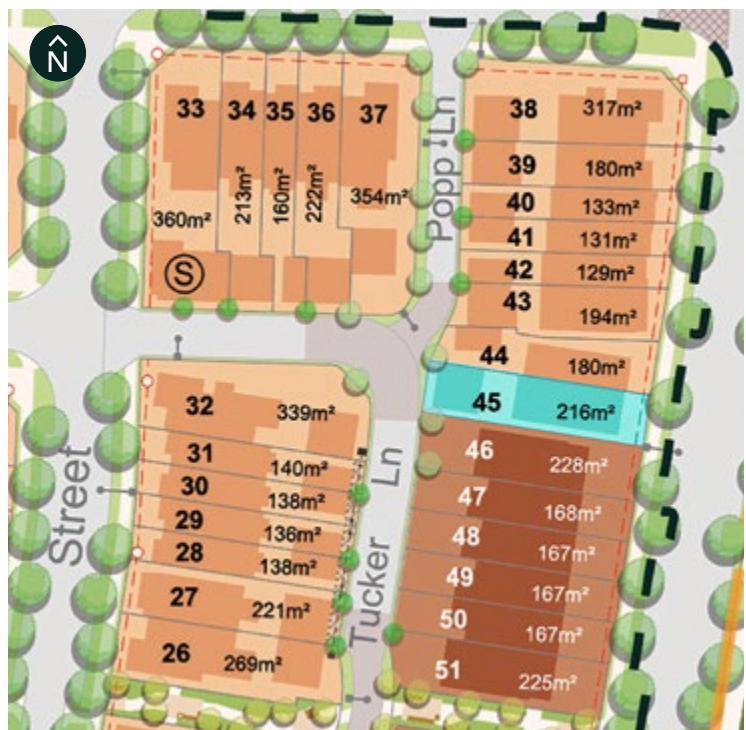
2

216m²212m²

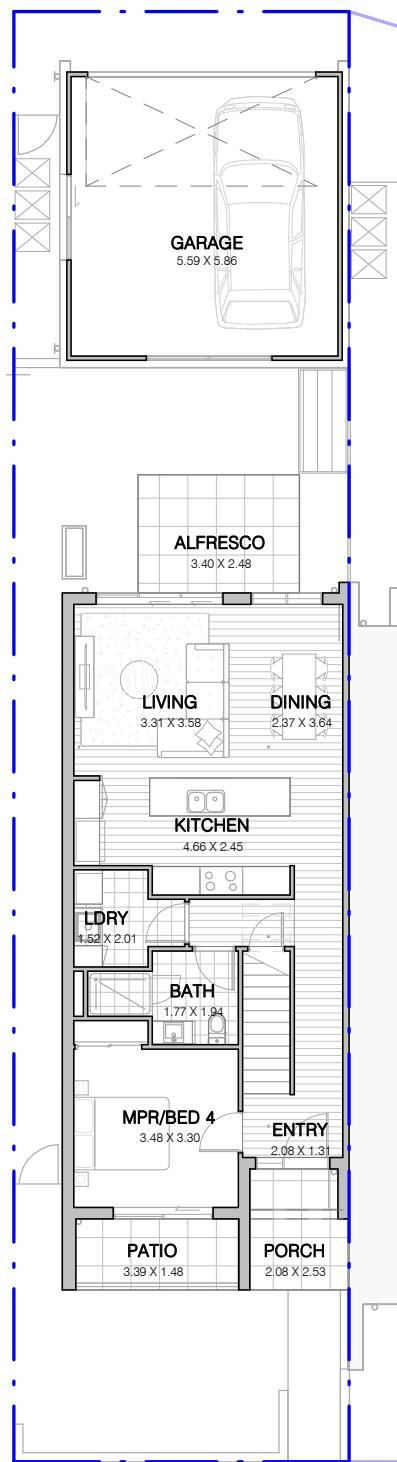
INCLUSIONS

Internal Colour Scheme: Mono

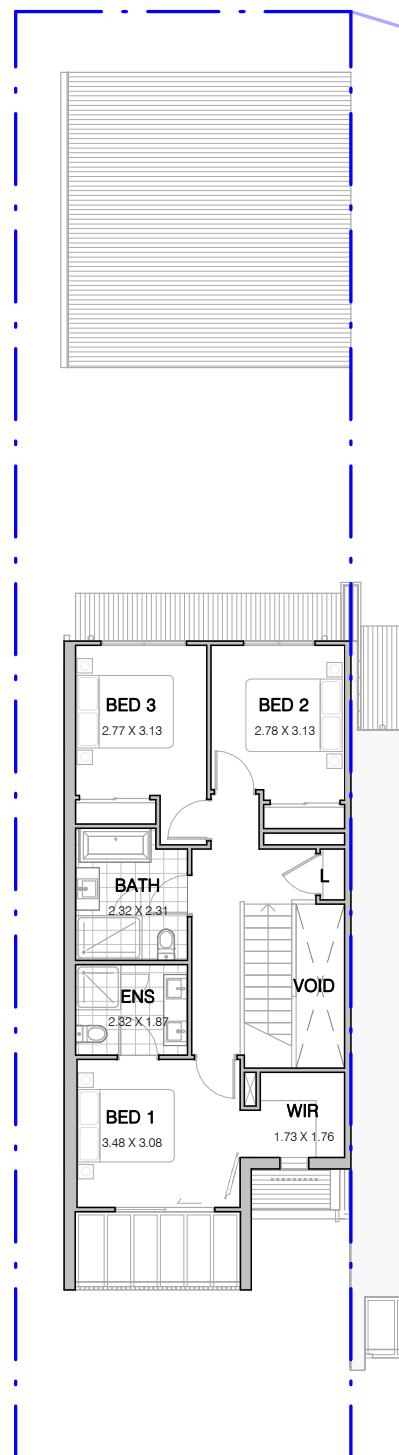
- Turnkey dwelling including landscaping, feature masonry and palisade front fence, side boundary fencing and letterbox
- 2740mm high ceilings to ground floor with increased doors
- SMEG 900mm appliances including integrated dishwasher and rangehood
- LED downlights throughout
- Stone benchtops to kitchen 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	78m ²
First Floor	72m ²
Porch	5m ²
Patio	5m ²

Balcony	5m ²
Garage	38m ²
Alfresco	9m ²

Total Floorspace 212m²
Total Lot Areas 216m²



ORAN PARK

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