

MARIAN'S  
MANA

# 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



216m<sup>2</sup>



212m<sup>2</sup>

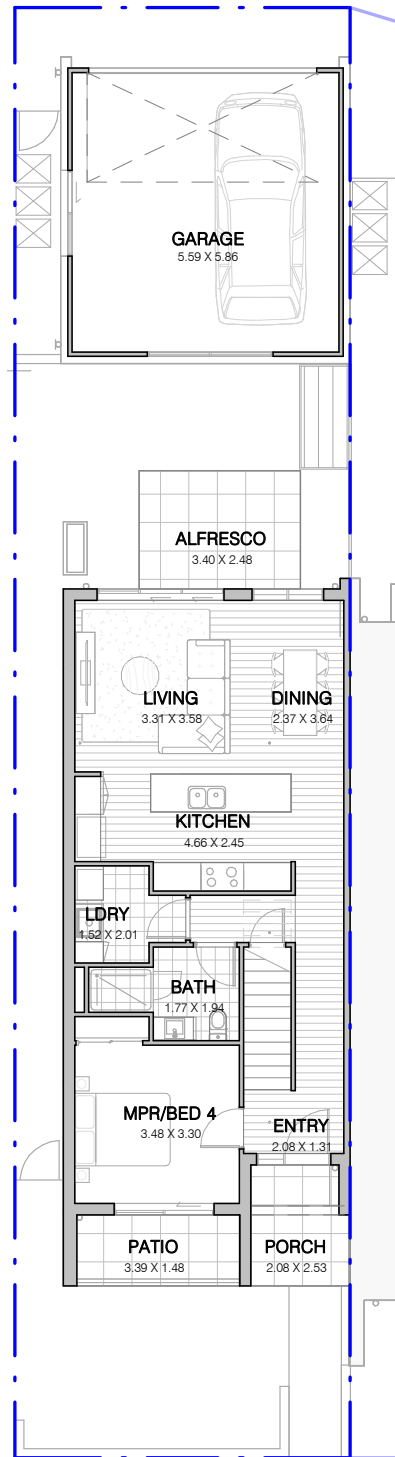
## INCLUSIONS

Internal Colour Scheme: Mono

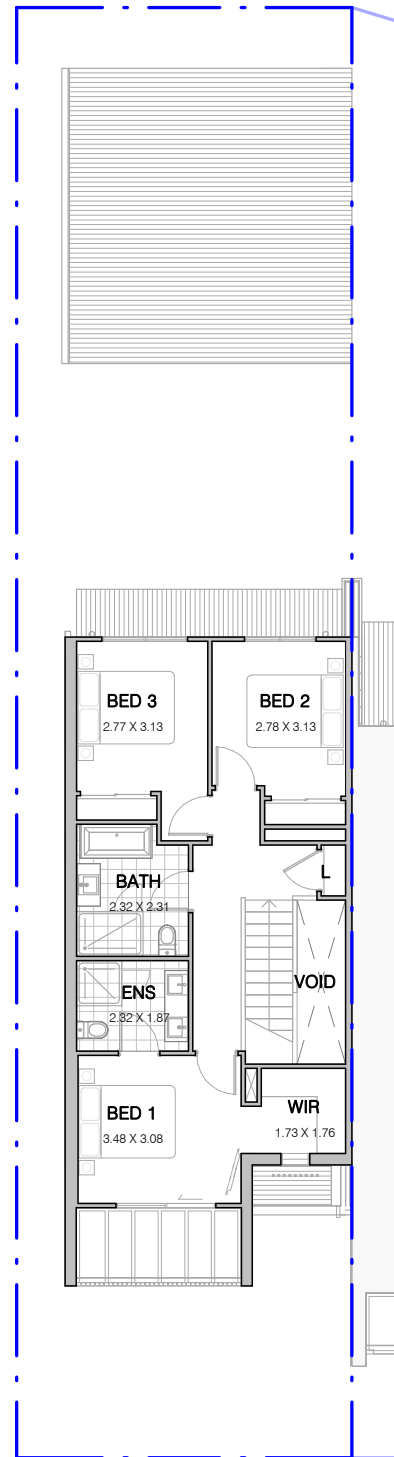
- Turnkey dwelling including landscaping, feature masonry and palisade front fence, side boundary fencing and letterbox
- 2740mm high ceilings to ground floor with increased doors
- SMEG 900mm appliances including integrated dishwasher and rangehood
- LED downlights throughout
- Stone benchtops to kitchen 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 <sup>2</sup>	Balcony	5m <sup>2</sup>	<b>Total Floorspace</b>	<b>212m<sup>2</sup></b>
First Floor	72m <sup>2</sup>	Garage	38m <sup>2</sup>	<b>Total Lot Areas</b>	<b>216m<sup>2</sup></b>
Porch	5m <sup>2</sup>	Alfresco	9m <sup>2</sup>		
Patio	5m <sup>2</sup>				



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