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.

55 SHARP STREET

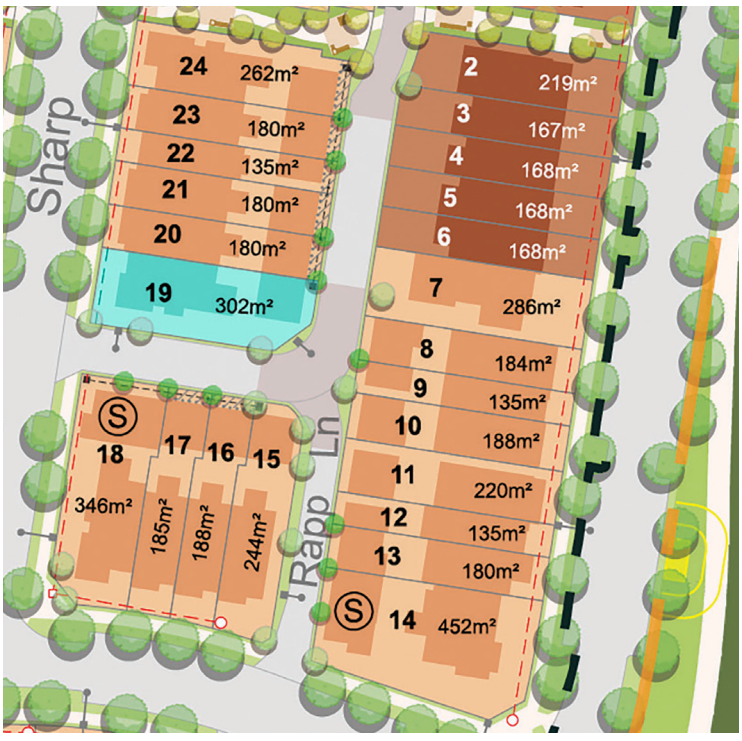
LOT 19 | NED

4	3	2	302m²	251m²

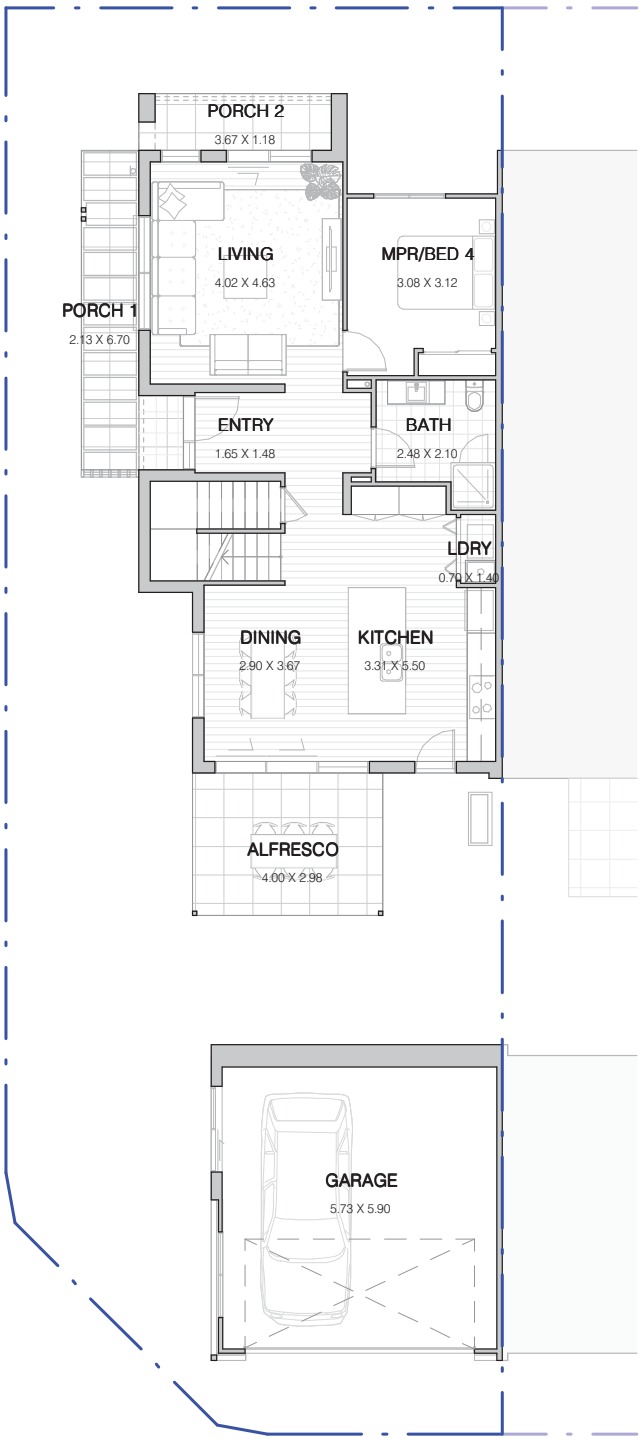
INCLUSIONS

Internal Colour Scheme: Apollo

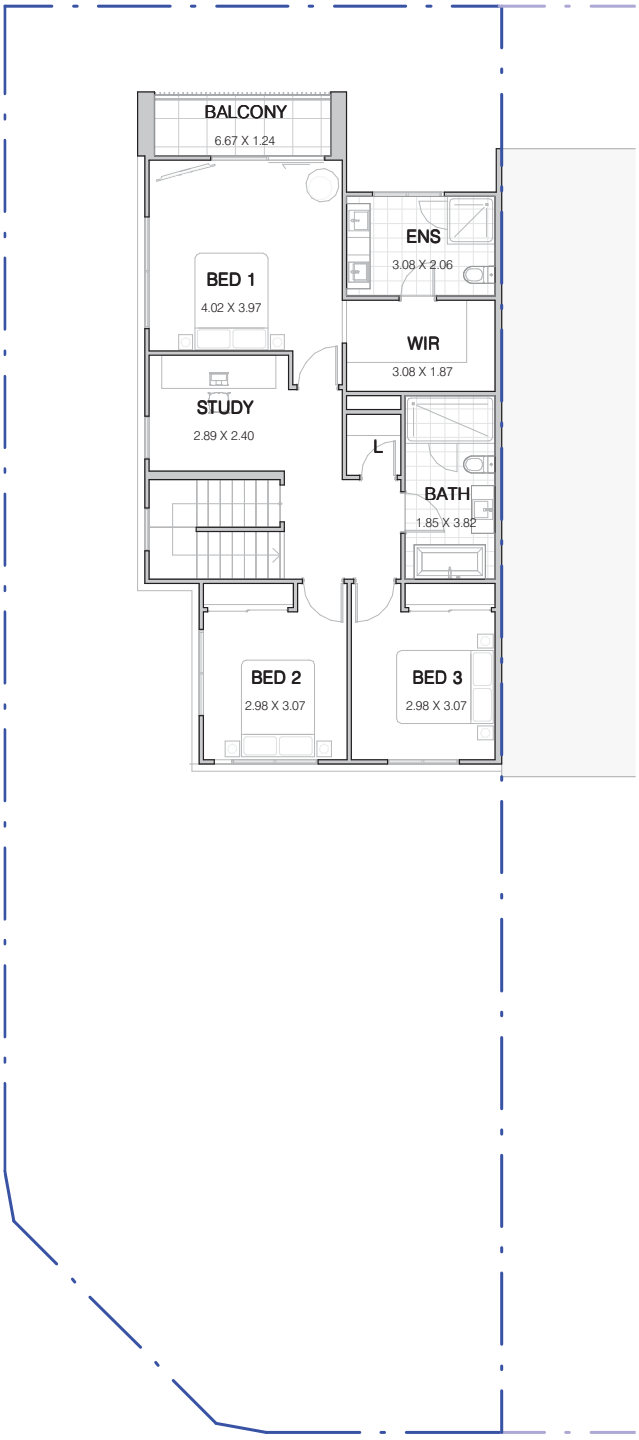
- Turnkey dwelling including landscaping, feature masonry and palisade front fence, side boundary fencing and letterbox
- 2740mm high ceilings to ground floor with increased doors
- SMEG 900mm appliances including integrated dishwasher and rangehood
- LED downlights throughout
- Stone benchtops to kitchen 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	91m²
First Floor	90m²
Porch 1	9m²
Porch 2	5m²

Balcony	5m²
Alfresco	12m²
Garage	39m²

Total Floorspace	**251m²**
Total Lot Area	**302m²**

0 1 2 3 4 5m