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.

161 CENTRAL AVENUE

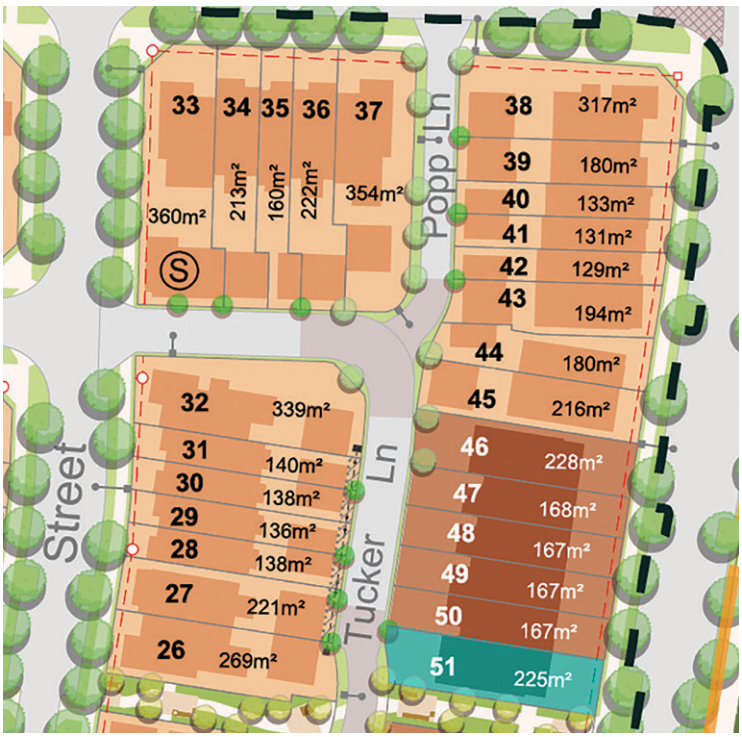
LOT 51 | KELLY

4	3.5	2	225m²	276m²

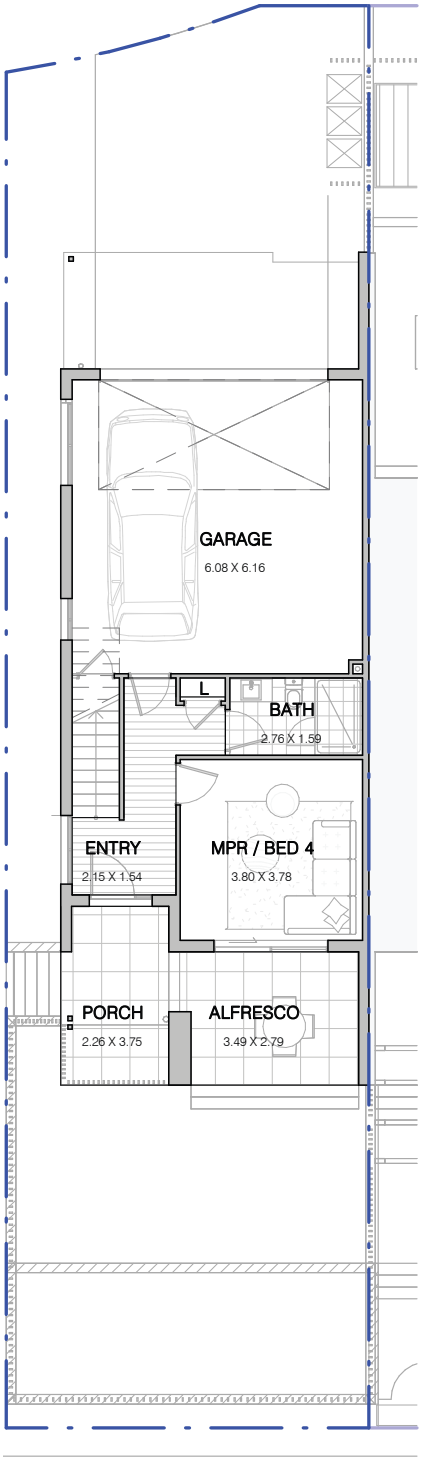
INCLUSIONS

Internal Colour Scheme: **Truffle**

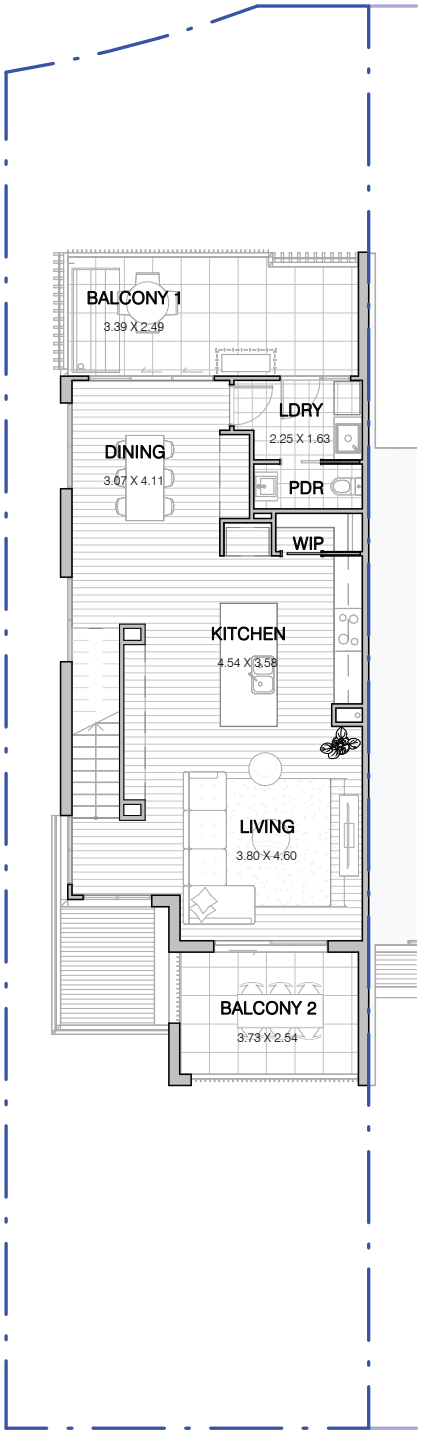
- Turnkey dwelling including landscaping, feature masonry and palisade front fence, side boundary fencing and letterbox
- 2740mm ceilings to the ground and first floor with increased doors
- SMEG 900mm appliances including integrated dishwasher and rangehood
- LED downlights throughout
- Upgraded 40mm stone benchtops to kitchen and bathroom
- Hybrid timber floor to main living areas with upgraded carpet to remaining areas
- Full-height tiling to ensuite and double vanity
- Square-set cornice to ground floor and first floor
- Ducted air-conditioning throughout
- Laundry with built-in joinery



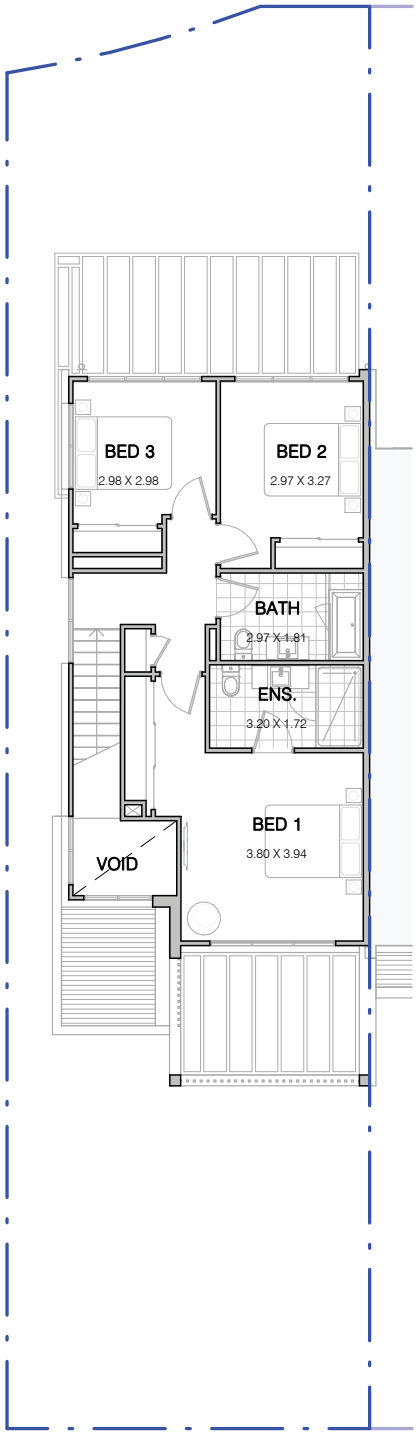
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



FLOORSPACE AREA

Ground Floor	36m²	Garage	42m²
First Floor	77m²	Front Balcony	11m²
Second Floor	74m²	Rear Balcony	16m²
Porch	9m²	Alfresco	11m²

Total Floorspace	**276m²**
Total Lot Areas	**225m²**

0 1 2 3 4 5m