MARIAN'S
MANA

NOLAN

Lot 63

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.

32 SHARP STREET

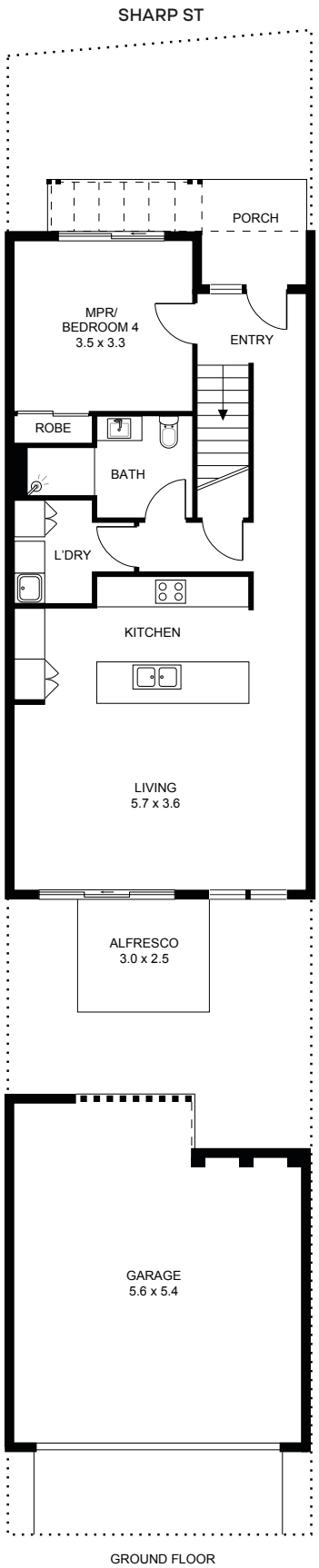
LOT 63 | SIDNEY

4	3	2	178m²	202m²

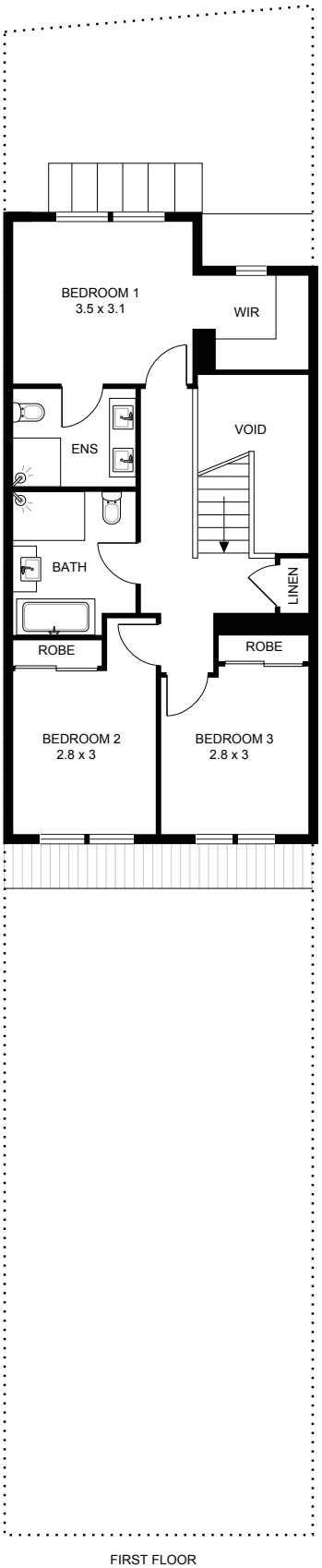
INCLUSIONS

Internal Colour Scheme: Light

- Turnkey dwelling including landscaping, feature masonry and palisade front fence, side boundary fencing and letterbox
- Ground floor is 2740mm in 2 storey designs whilst 3 storey dwellings have both the ground and first floor at 2740mm.
- 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 and main bathroom
- Ducted air-conditioning throughout
- Laundry with built-in joinery



GROUND FLOOR



FIRST FLOOR

ORAN PARK 02 9043 7500 oranpark.com.au

Please note that this material was produced prior to construction and is intended as an indication of the items to be included and/or the general layout of the property and is merely indicative and should not be construed as constituting an offer, guarantee or contract. The Vendor reserves the right to make changes, alter, amend or change at any time the dimensions, areas, fittings, finishes, specifications items detailed here in without reference to or approval by the purchaser. This material should be read in conjunction with any Contract for Sale. All furniture illustrated is indicative only and is not included in the sale. Areas calculated are approximate only, they have been calculated under the definition of GBA, which includes: external walls, stair voids, penetrations and external perimeter of alfrescos, porches, terraces and balconies.