

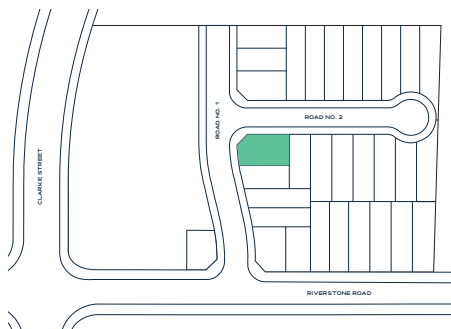


## LOT 12

Clarke St, Rouse Hill NSW 2155

Ground Floor	83.85m <sup>2</sup>
First Floor	87.88m <sup>2</sup>
Garage	20.46m <sup>2</sup>
<b>Total</b>	<b>206.88m<sup>2</sup></b>

5 3.5 1



## TURNKEY INCLUSIONS

900mm gas wok cooktop with cast-iron trivets, 900mm ducted rangehood & 600mm electric oven.

20mm zero silica stone kitchen benchtops with square edging and soft close kitchen drawers & cupboards (in accordance with selected colour scheme).

Actron dual zone ducted reverse cycle heating & cooling system.

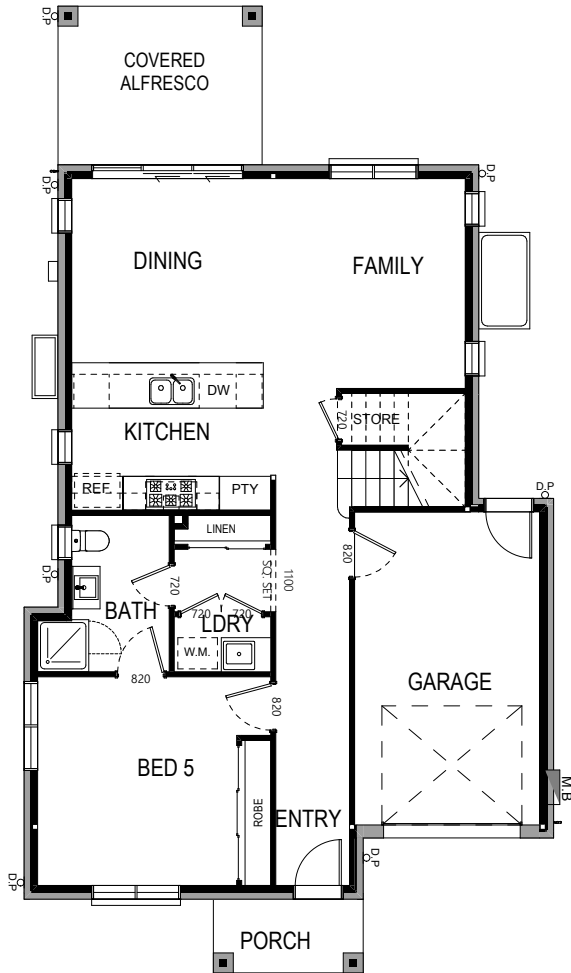
Latest in hybrid flooring (heat, stain, water & bacteria resistant).

Built-in sliding mirrored storage.

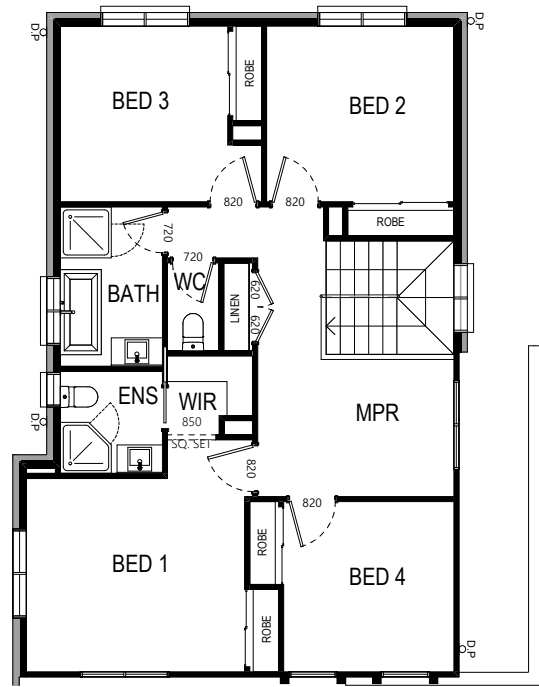
LED downlights throughout kitchen & bathroom areas.

Sectional overhead Colorbond garage door with auto opener (2 hand-held transmitters & 1 wall-mounted transmitter).

Landscaping to front and rear yards, concrete driveway, boundary fencing, letterbox and clothesline.



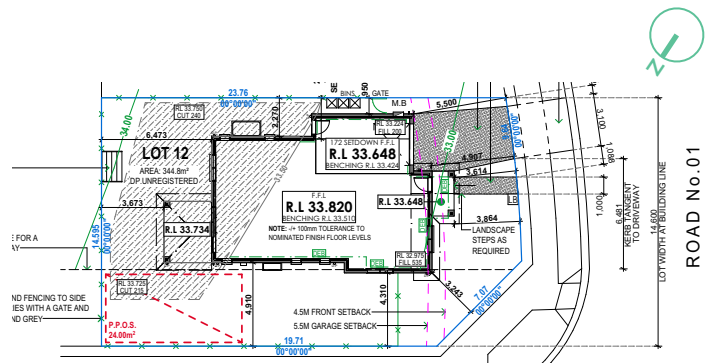
GROUND FLOOR



FIRST FLOOR

5 3.5 1

Land Size	344.8m <sup>2</sup>
House Size	206.88m <sup>2</sup>
Frontage	9.64m



SITE PLAN