

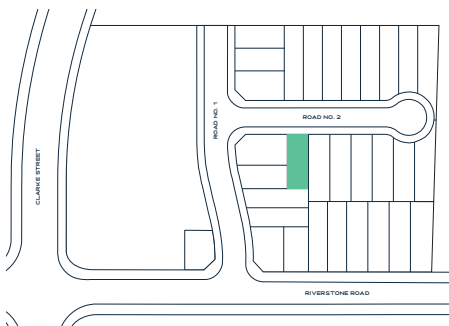


LOT 13

Clarke St, Rouse Hill NSW 2155

Ground Floor	79.13m ²
First Floor	83.68m ²
Garage	20.05m ²
Total	186.84m²

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.

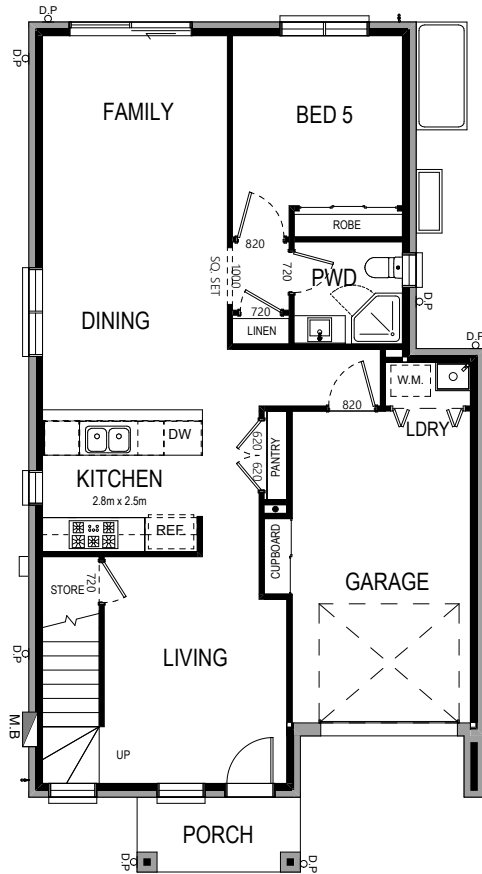
Latest in hybrid flooring (heat, stain, water & bacteria resistant).

Built-in sliding mirrored storage.

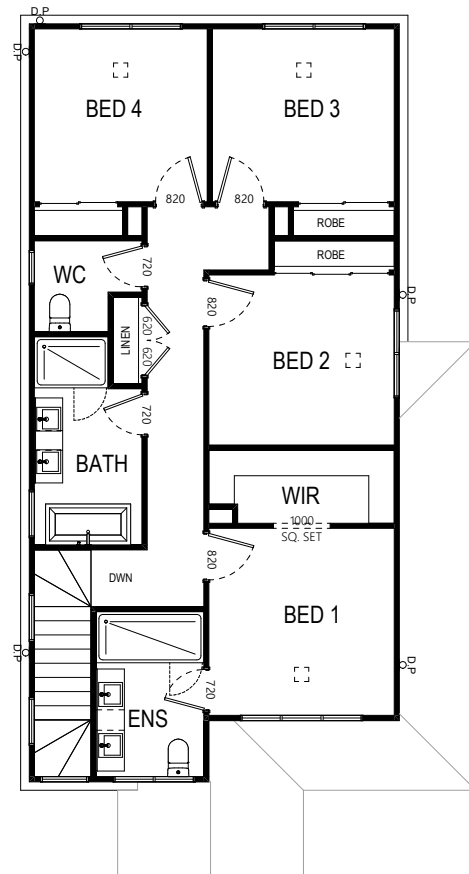
LED downlights throughout kitchen & bathroom areas.

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.



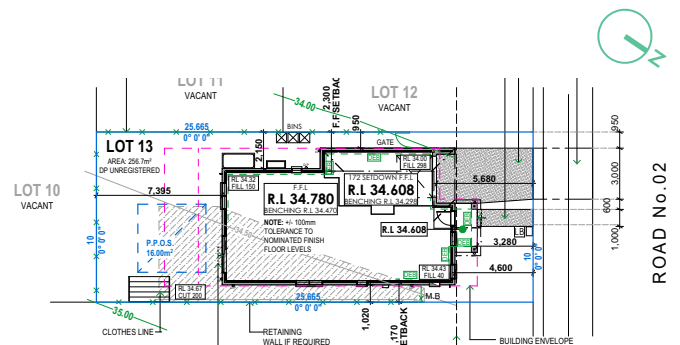
GROUND FLOOR



FIRST FLOOR

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Land Size	256.7m ²
House Size	186.84m ²
Frontage	10m



SITE PLAN