



## LOT 18

Clarke St, Rouse Hill NSW 2155

Ground Floor	79.20m <sup>2</sup>
First Floor	87.89m <sup>2</sup>
Garage	20.16m <sup>2</sup>
<b>Total</b>	<b>191.05m<sup>2</sup></b>



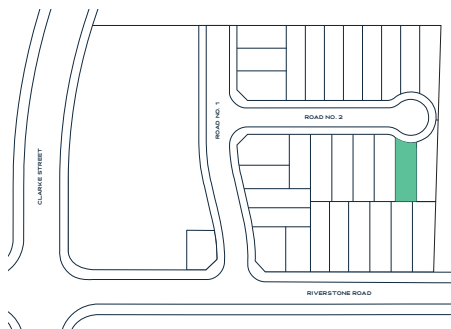
5



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.

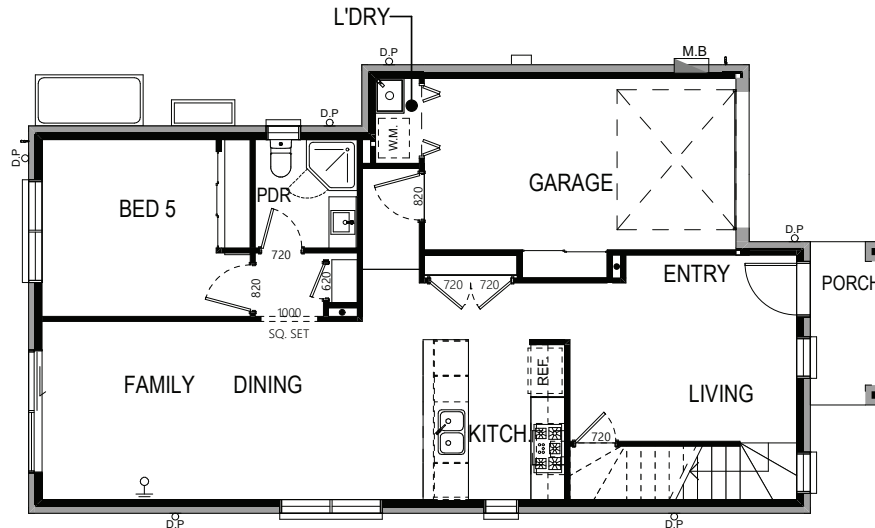
Latest in hybrid flooring (heat, stain, water & bacteria resistant).

Built-in sliding mirrored storage.

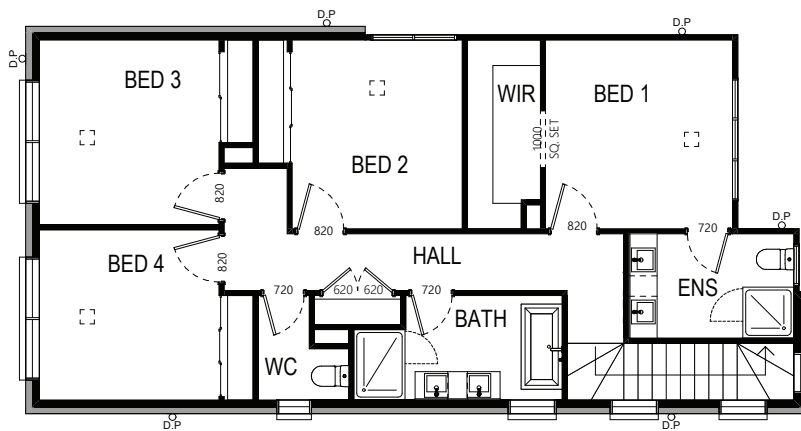
LED downlights throughout kitchen & bathroom areas.

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



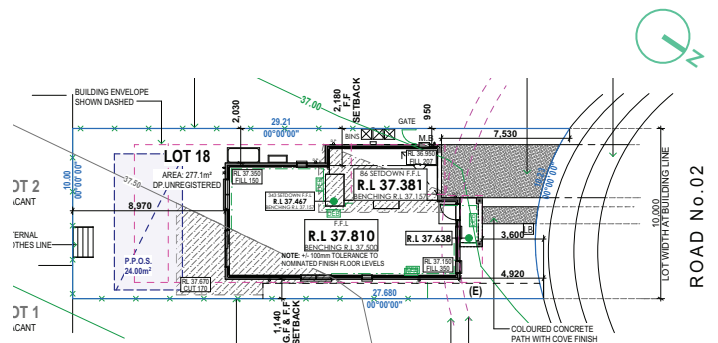
FIRST FLOOR

 5    
  3.5    
  1

Land Size 277.1m<sup>2</sup>

House Size 191.05m<sup>2</sup>

Frontage 10m



SITE PLAN