

# Lot 3029: Sorrento 27 with Modern Balcony MKI facade



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2.5



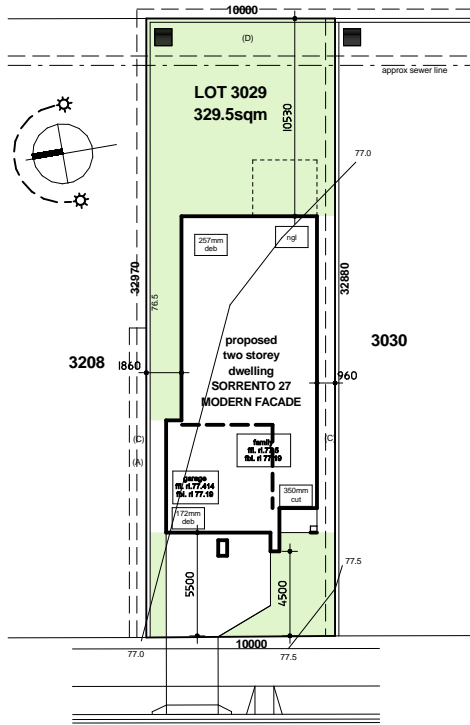
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## FEATURES INCLUDE:

- Modern Balcony MKI Facade
- Upstyle Promotion included FREE
- Ducted Actron air conditioning
- 40mm Engineered stone to kitchen and butler's pantry with sink and tap
- 900mm Westinghouse cooktop and oven
- Optional alfresco included
- Tiles to Kitchen, Living/Dining, Entry, Porch, under Staircase and Alfresco
- Carpets to Bedrooms, Media and Study Nook
- Insulation to walls & sarking to the underside of the roof
- 'Coloured On' concrete driveway
- Basix included subject to glazing
- 6.6KW Solar Upgrade
- 30 LED downlights
- Alarm system
- T2 Treated Timber Frame + Term Seal double the protection
- NB: Excludes fencing & landscaping.
- T&Ca Upstyle Promotion
- Land \$732,000
- House Price \$572,510

<b>LOT SIZE</b>	329.5 M <sup>2</sup>
<b>HOUSE SIZE</b>	254.5 M <sup>2</sup>
<b>HOUSE PRICE</b>	<b>\$1,304,510</b>



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2.5

2

floor areas	(sqm)
ground	89.2
garage	33.7
porch	2.6
first	118.8
optional alfresco	10.2
<b>total</b>	<b>254.5</b>

room sizes	(mm)
garage	5500x5510
master	4270x4100
bed 2	3000x3450
bed 3	2950x3200
bed 4	3000x3200
bed 5	2950x3500
kitchen	2600x4100
living/dining	4100x6200
media	3100x3450
optional alfresco	3500x3000

**PROPOSED ROAD**  
PRELIMINARY SITTING  
SUBJECT TO FINAL SURVEY



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