

MARIAN'S
MANA

BAKER

Lot 17



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.

ALFRED AVENUE
LOT 17 | LILY



4



3



2



209m²



204m²

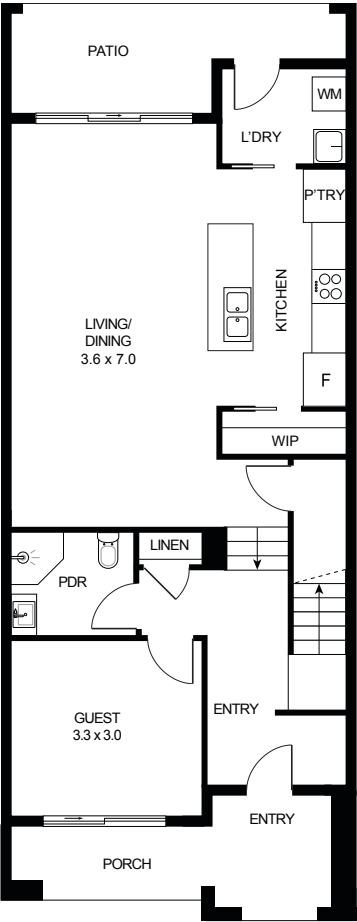
INCLUSIONS

Internal Colour Scheme: Hailstone

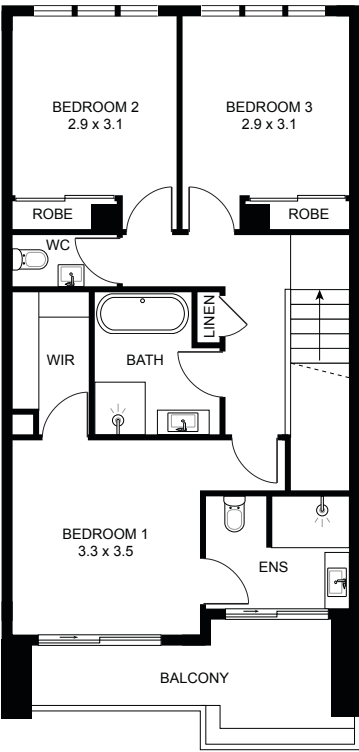
- Turnkey home with fencing and landscaping included
- Ducted air-conditioning throughout
- Full-height tiling to wet areas that include showers
- Premium hybrid timber and porcelain flooring (lot dependent)
- Extra-high overhead cupboards to 850mm
- Commercial free-standing cooker & 900mm canopy rangehood
- 20mm stone benchtop to main kitchen – Category 2 stone
- Premium electrical package including LED downlights throughout
- Niches to showers
- Oval free-standing bath and smart wastes
- Alarm system
- Square inset basins including mixer taps
- Mirror sliding robes to bedrooms
- Roller blinds to openable windows, sliding doors and balcony hinge doors



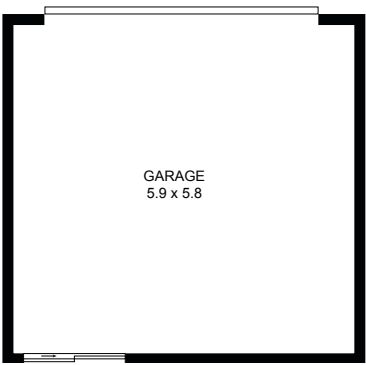
GROUND FLOOR



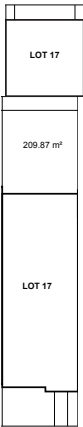
FIRST FLOOR



GARAGE



SITE PLAN



FLOORSPACE AREA

Ground Floor	78m ²
First Floor	66m ²
Porch	9m ²

Garage	32m ²
Balcony	10m ²
Alfresco	9m ²

Total Floorspace	204m²
Total Lot Area	209m²



ORAN PARK

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