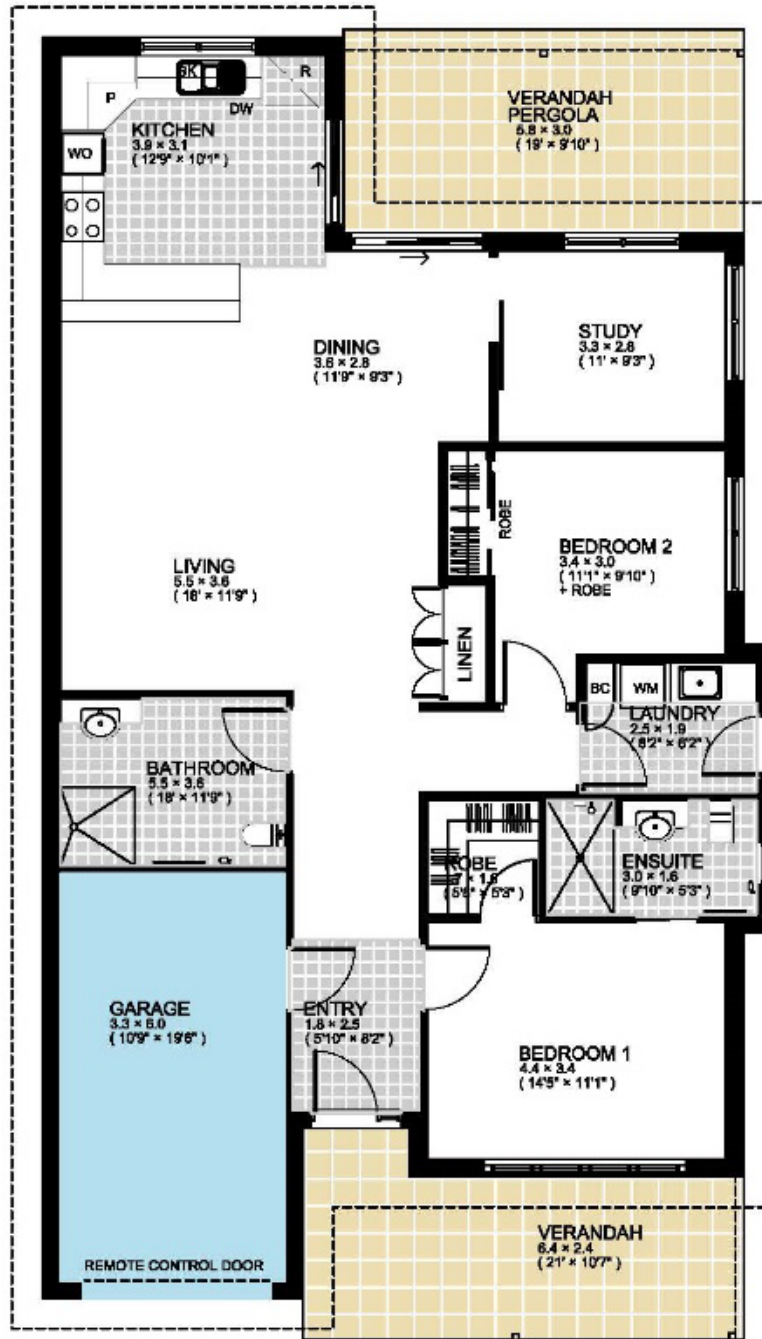


# Lancaster

Two bedroom including study with single garage



Retire to Live



DURHAM GREEN

Retire to Live

# Lancaster

## Inclusions and Features two bedrooms plus study and single garage

### Entry

- Solid core front door with fixed half panel
- Tiled entry foyer

### Living /Dining

- Carpet floor coverings
- Dining opens onto covered outdoor entertaining area
- Large open living area with a separate study

### Bedrooms

- Carpet floor coverings
- Master bedroom features a walk-in robe with mirrored sliding doors and an ensuite
- Bedroom 2 features a built in robe with sliding mirrored doors

### Bathroom and Ensuite

- Floor tiling and wall tiling to ceiling
- Three way heater/exhaust/light and spotlights
- Safety handrails to showers and toilets (installed at residents request)
- Frameless shower screens
- Bathroom door with escape hinges
- Stone benchtop to vanities

### Gourmet Kitchen

- Floor tiling
- Polyurethane high gloss cupboards
- Stone benchtops
- Tiled splashbacks
- Side door opening fan forced wall oven with grill
- Glass cook top
- Microwave
- Range hood
- Single drawer dishwasher
- Appliance cabinet
- Pantry with easy view shelves
- Pull out drawers
- 1-1/2 Stainless steel sink
- Mixer tap

### Laundry

- Floor Tiling
- Front end load washing machine with dryer
- Stainless steel tub built into cabinet
- Broom cupboard
- Tiles splashback

### Services Include:

- Sewer, Water, Electricity and Telephone

### General Features

- Television connection (Foxtel connection available)
- Video intercom front door bell
- Exterior light with sensor
- Recessed down lights throughout
- TV points in living and master bedroom
- Telephone points in dining, study and master bedroom
- 24 hour emergency call system
- Smoke detection alarm
- Reverse cycle ducted air conditioning
- Level access throughout
- Internal access single garage with remote control roller door
- Linen cupboard
- Locks and insect screens to all opening windows
- Securing screens to all external doors
- Drying courtyard
- Outdoor fold -a-way clothes line
- Covered outdoor entertaining area (front and back)
- Landscaping and pocket parks throughout village

### Environment friendly & Energy Saving Features

- AAA rated washing machine
- AAA rated dishwasher
- Solar heated hot water system
- Fully insulated roof and external walls
- Water recycling
- Residence designed to comply with Wollondilly Shire Council's DCP No. 52 for "Energy Smart Homes"



For further information or to book a tour, contact the team at Durham Green on 02 4634 8000