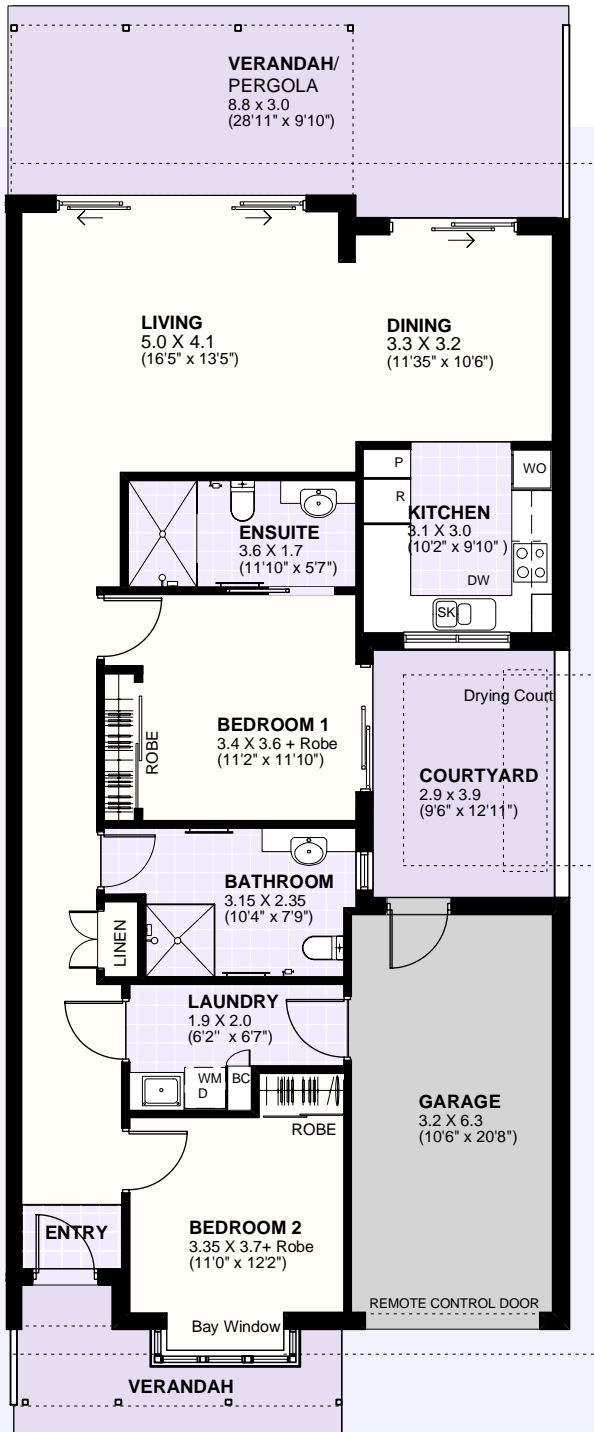
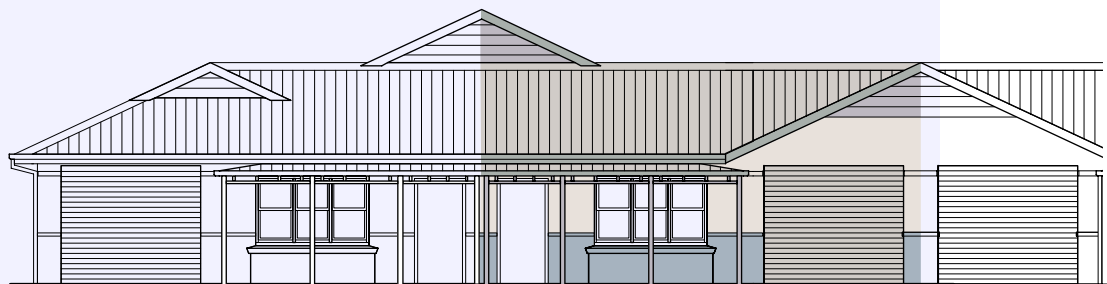




ALTONA



Two bedroom terrace residence with master bedroom opening onto private courtyard, two bathrooms, single garage and reverse cycle ducted air conditioning. Living and dining rooms open onto covered outdoor entertaining area. Total Area 141sq.m (15.17 squares)



EXTERNAL COLOUR SCHEME B
House Number: 704, 715, 723

153 Menangle Road, Menangle 2568 Tel: 4633 9200 Fax: 4633 9211

We reserve the right to change plans and specifications without notice at any time and plans may not be copied without the written consent of Durham Green. Plan may not be to scale.



Inclusions and Features

Entry

- Solid core front door
- Tiled entry foyer

Living/Dining

- Carpet floor coverings
- Living and Dining opens onto covered outdoor entertaining area (pergola/verandah)

Bedrooms

- Carpet floor coverings
- Master bedroom features a built in designer robe with sliding mirrored doors and an ensuite opens onto internal courtyard
- Bedroom 2 features a built in designer robe with sliding mirrored doors and a bay window

Bathroom and Ensuite

- Floor tiling and wall tiling to ceiling
- Three way heater/exhaust/light and spotlights
- Safety handrails to showers and toilets
- Frameless shower screens
- Bathroom door with escape hinges
- Stone benchtops to vanities

Gourmet Kitchen

- Floor tiling
- Polyurethane high gloss cupboards
- Stone benchtops
- Tiled splashbacks
- Side door opening fan forced wall oven with grill
- Ceran glass cook top
- Microwave
- Re-circulating rangehood
- Single drawer dishwasher
- Appliance cabinet
- Pull out pantry with easy view drawers
- 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
- Tiled splashback

Services include

- Sewer*, Water, Electricity and Telephone

General Features

- Television connection (Foxtel connection available)
- Video intercom front door bell
- Exterior light with auto movement sensor
- Recessed halogen down lights throughout
- TV points in living and master bedroom
- Telephone points in living 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
- Security screens to all external doors
- Drying courtyard
- Outdoor fold-a-way clothes line
- Covered outdoor entertaining area (pergola/verandah)
- Landscaping and pocket parks throughout village

Environmental 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"

* On site sewer treatment plant until connection to Town Sewer