

Lot 105 Burns Rd, Kellyville, NSW 2155

\$630 Per Week

House 3  2  2 



BRAND NEW QUALITY 3 BEDROOM HOME!

This property is situated on the high side of the street with views to the mountains.

Property Features:

- * 3 bedrooms, main with ensuite and walk-in robe
- * Polyurethane kitchen with Caesarstone benchtops and gas cooking.
- * Open plan living areas
- * Tiled flooring downstairs and carpet upstairs
- * Ducted air conditioning
- * Alfresco entertaining area
- * Fully landscaped gardens
- * Automatic Double garage
- * No pets
- * Available now

Open for Inspection

By Appointment.

Listed By

The Office

Phone: (02) 9629 3000



Floorplan

Lot-105

 INDICATES GROSS FLOOR AREA

SITE AREA	340.30 m ²
GARAGE	34.17 m ²
GROUND FLOOR	88.89 m ²
FIRST FLOOR	94.95 m ²
BALCONY	7.24 m ²
PORCH	2.21 m ²
AL FRESCO	18.00 m ²
COURTYARD	116.93 m ²
Total	245.46 sqm

BASIS COMMITMENTS NOTES				
REFER TO APPROVED BASIS / BASIS REPORTS				
WATER	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
Fixtures	3 star(4.5/5.0/6.0/7.0/8.0)	3 star	3 star	3 star
Alternative water source	Reticulated alternative water supply			
	Landscape connection	Toilet connection	Laundry connection	Pool top up
	Yes	Yes	-	-
THERMAL COMFORT	* R1.5 bulk insulation to all external walls * R3.0 insulation to ceilings with roof space above * Foil (isolation) to underside of the metal roof types Lots with metal roof (Lots 14 & 16)			
ENERGY	Hot water system: Gas instantaneous 5 star rating Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off Laundry: Natural ventilation only, or no laundry Cooling system: 3 phase air-conditioning EER <2.5 (zoned) Heating system: 3 phase air-conditioning EER <2.5 (zoned) Natural lighting: As per plans Gas cooktop & electric oven in the kitchen of the dwelling Fixed outdoor clothes drying line as part of the development			



This drawing is the property of
Pricon Developments and is
subjected to copyright and must
not be partly, fully copied or
used without the written consent
of Pricon Developments.

Proposed Integrated Housing at Lot 1B in DP 388319, Memorial Avenue Kellyville 2155

ALEX FAHD & BARSHA HOLDINGS P/L

ABN 74106380616 ph : 0425 276 358 fax : (02) 9608 0554 email : mail@pricon.com.au
Unit 2 -16 Weld Street, Prestons, NSW 2170

0044-11
CC - Stage 3
REV A
OCT 2011

COMPLIANCE SHEET

Lot 105-1002

