



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



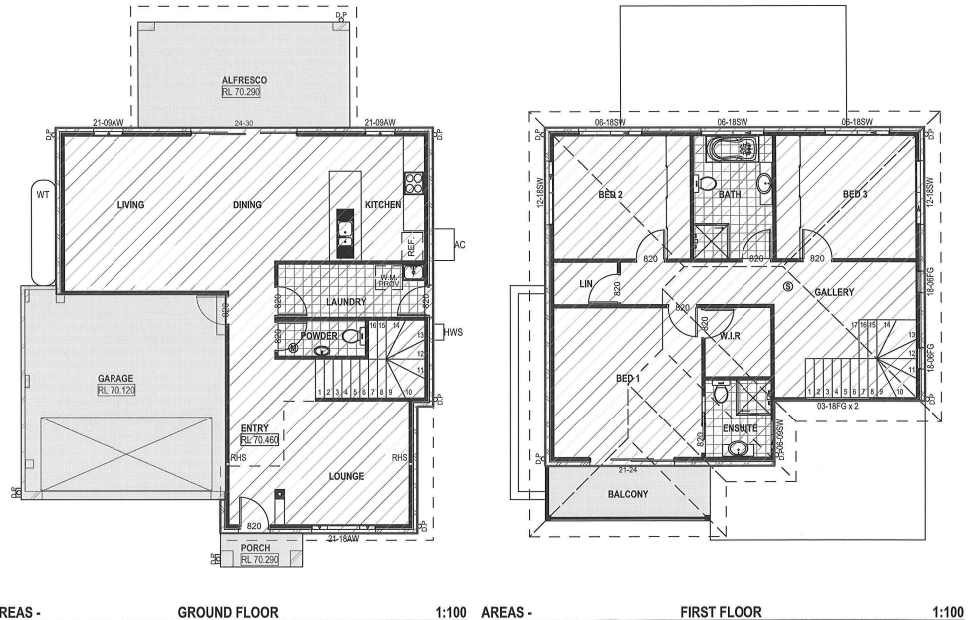
Floorplan

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 star on 5/10/15)	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			



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

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0044-11
CC - Stage 3
REV A
OCT 2011

COMPLIANCE SHEET

Lot 105-1002

