# Lot 752.



Artist impression.

# Contour.

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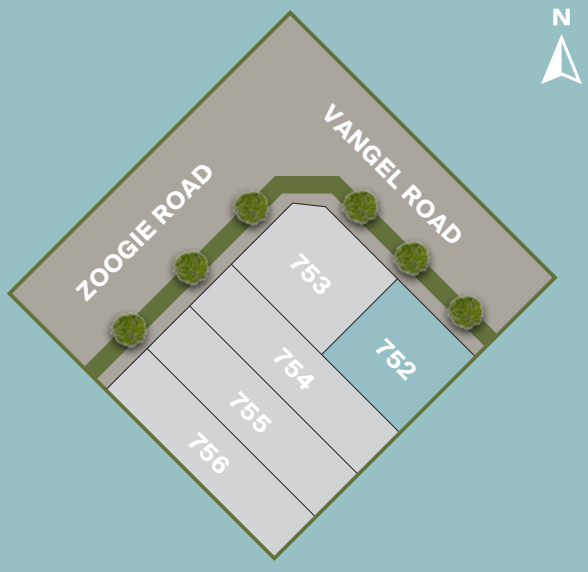
**GROUND FLOOR PLAN**
752 VANGEL ROAD, SUNBURY VIC 3429

# LOT 752

2 1 2

**Areas**

| | |
|---|---|
| Land Size | 163 m² |
| Internal | 78 m² |
| POS | 17.7 m² |
| **Total** | **95.7 m²** |





# Key design features.

Artist impression.

## Indoor space.

- Open plan kitchen and living space with 3.6m high ceilings
- Ample natural light and ventilation through high storey window and openable windows throughout
- Direct connection from living into private outdoor court, with servery window to kitchen
- Efficient kitchen layout with concealed pantry and discrete access to garage
- Two bedrooms sectioned off within an intimate private wing of the home
- Intelligent design with bedroom 1 having direct access to the shared bathroom

## Outdoor space.

- Bold geometric façade creating interest and identity
- Welcoming and approachable address to the street with a soft curved brick entry statement and mixture of materials and openings
- Integrated planter box at front window
- Sun protection to all windows with feature hooded canopies
- Single car garage with additional on-site car park space

## Sustainability as standard.

Each VillaRange home comes with a 9-star sustainability rating.

- Minimum 2.5kw Solar Panels.
- Living Room Ceiling Fan.
- No Gas Appliances.
- Energy efficient reverse cycle split system.
- Electric Car Charging Point To Garage.
- Electric Boosted Solar Hot Water.
- 6 Star NatHERS Rating.
- 9 star Victorian residential efficiency energy rating.

# Redstone.




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