

Lot  
753.

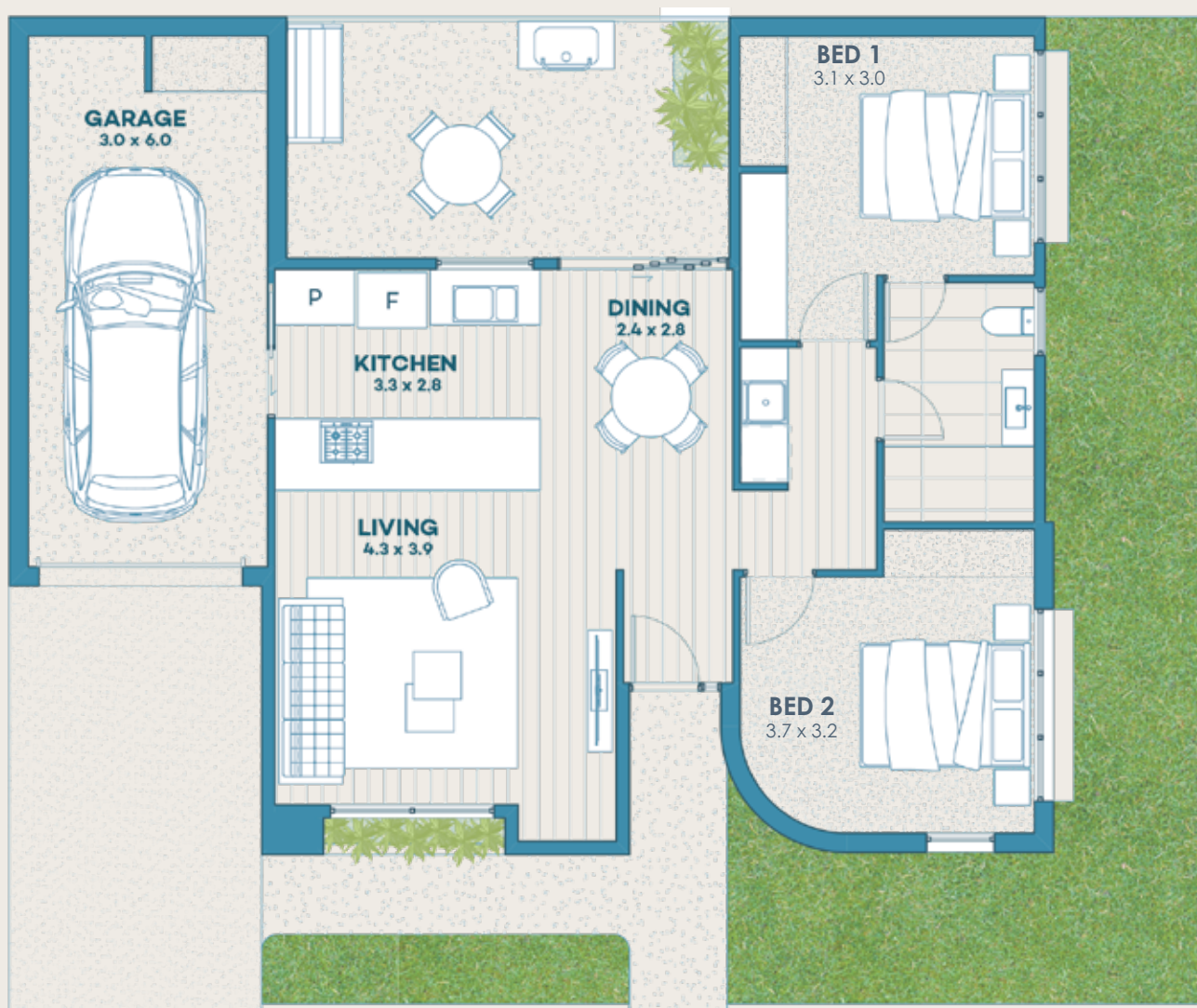


Contour.



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**VillaRange**  
BY VILLAWOOD  
PROPERTIES



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

## LOT 753

 2  1  2

### Areas

Land Size 183 m<sup>2</sup>

Internal 78 m<sup>2</sup>

POS 17.7 m<sup>2</sup>

**Total 95.7 m<sup>2</sup>**





# 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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