

# Lot 467.



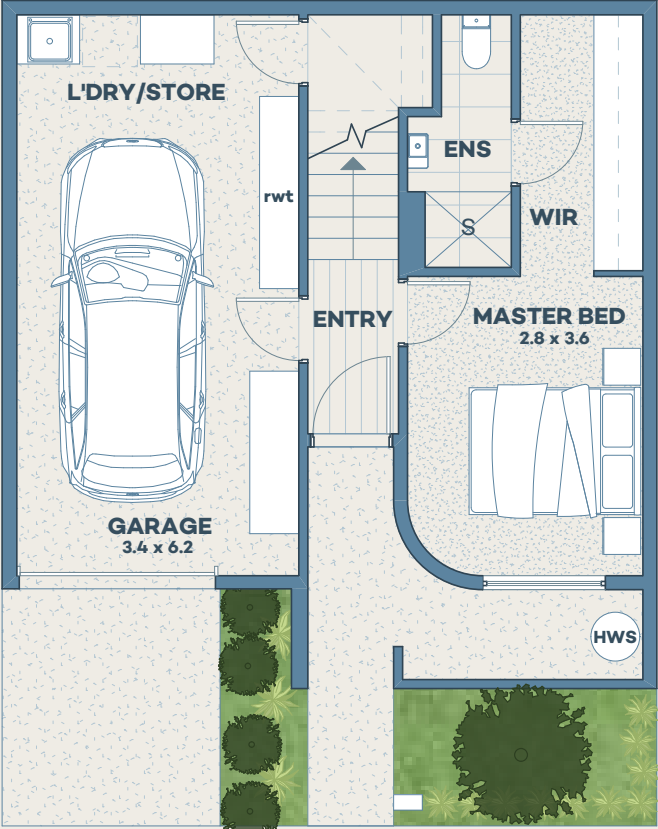
Artist Impression.  
Refer to build contract plans

# Array 1.

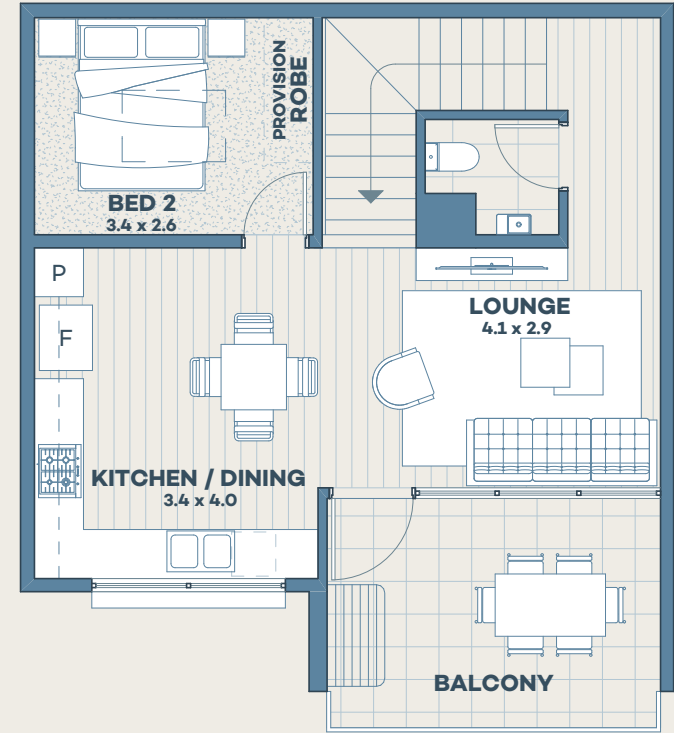
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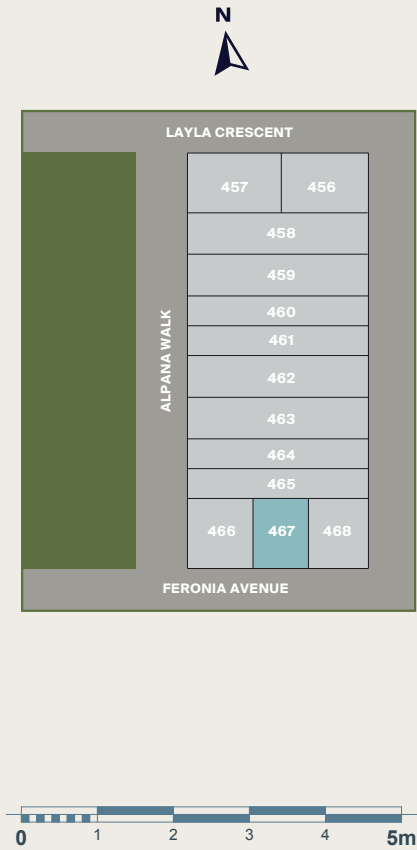
**VillaRange**  
BY VILLAWOOD  
PROPERTIES



GROUND FLOOR PLAN



FIRST FLOOR PLAN



## LOT 467

2 1.5 1

<b>Areas</b>	
Land Size	80.8m <sup>2</sup>
<b>House Area</b>	
Ground Floor	29.22m <sup>2</sup>
First Floor	52.95m <sup>2</sup>
<b>Internal Total</b>	<b>82.17m<sup>2</sup></b>
Garage	26.58m <sup>2</sup>
Balcony	12.11m <sup>2</sup>
Porch	3.35m <sup>2</sup>
<b>House Area Total</b>	<b>124.21m<sup>2</sup></b>



# Key design features.

- Reverse living with open plan kitchen/dining and living areas on level 1.
- 2.7-metre-high ceilings allowing ample natural light throughout living areas.
- Spacious balcony with direct access off living areas.
- Walk-in robe and ensuite to Master Bedroom.
- Single car garage with in-built laundry.
- Flexible space on level 1 - second bedroom or home office.
- Ample natural light to living areas.

## Sustainability as standard.

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

- Double Glazed windows throughout
- Minimum 1.5kw PV Solar Panel System
- 2000L Rainwater tank connected to plumbing
- No gas appliances – All electric home
- LED Lights throughout home
- Electric car charging provision to the garage
- Energy-efficient electric heat pump hot water system
- Energy efficient reverse cycle split system
- Living room ceiling fan