PARADE

PEMULWUY

LOT 4-05

OPTION 3
MODERN

4 3 2

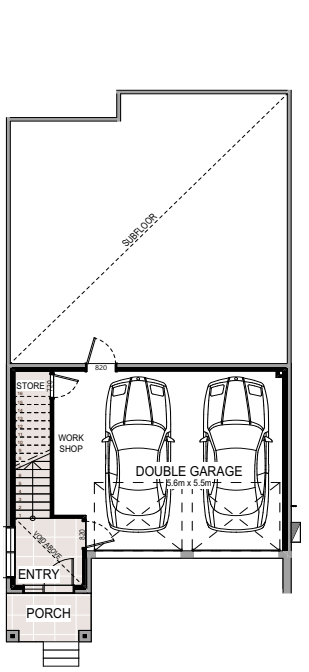
LOT AREA	**536m²**
HOUSE AREA	**253m²**

KEY INCLUSIONS

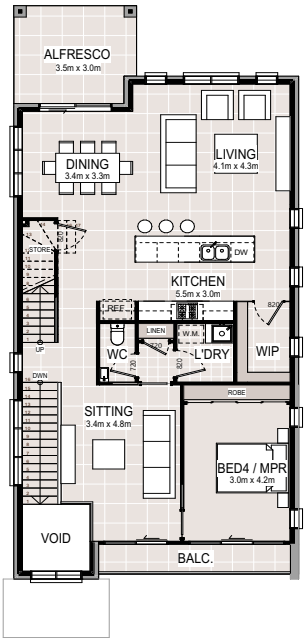
- **2590mm high ceilings to ground floor, 2440mm to first floor**
- **Hybrid timber look flooring to ground floor living, dining, kitchen, entry and hallway**
- **20mm stone benchtops throughout**
- **Miele appliances**
- **Dual zone ducted reverse cycle air-conditioning**
- **LED downlights throughout (excluding bedroom)**
- **Driveway, clothesline and landscaping to front and rear yards**

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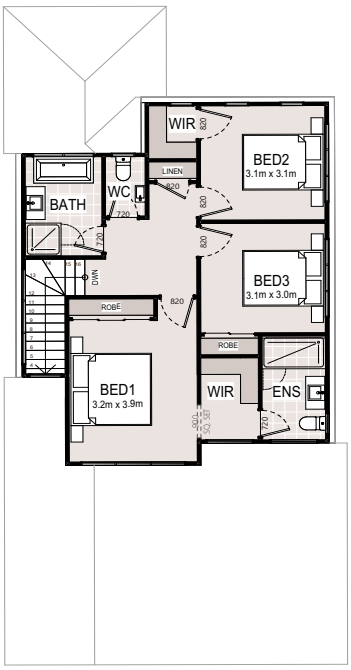




GARAGE PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Disclaimer: These are preliminary, indicative flooplans, subject to planning and other approvals. Please note that these floorplans were produced prior to completion of construction. Location and extent of facade, elements, fittings, finishes and specifications are approximate only & subject to change without noti ce in accordance with the provisions of the Contract of Sale or where required for compliance, planning, building regulations, other laws or for any other reason. All images are for illustrative purposes only. The furniture depicted is not included with any sale. Prospective purchasers must make & only rely on their own assessments & seek their own professional advice in all respects. *Fixed price for standard site costs only. All designs are copyright to Creation Homes Pty Ltd. Builders Licence No. 286729C. Prepared January 2023..