



### Torrens Title Duplex / Semi-Detached

**\$695,000**

**Genuine Turnkey**

**Absolutely nothing more to spend to move your family into this home!**

Perfect for the first home buyer or savvy investor, let us build your dream home, and save up to \$45,000 (subject to approval).

This instantly appealing and impressive two-level duplex is superbly located to enjoy all of Camden and Elderslie's conveniences. The family will enjoy the parks, cycle ways, schools and shopping village nearby.

The ground level reveals a separate formal lounge / living room, a study or optional fourth bedroom, and spacious living and dining area flowing out to the alfresco, great for entertaining your family and guests. The well-appointed kitchen with Smartstone bench tops, internal laundry, third bathroom and garage with internal access complement the life-style package.

The upper level features three generous bedrooms with built in wardrobes, master bedroom with walk-in robe and ensuite, and main bathroom. It's a ready-made family haven of space and comfort. You could not ask for a better location to begin your journey as a family.

#### SPECIAL Features:

- Including the Everyday, Gourmet and Bathroom Lifestyle Upgrade Packages – see Inclusions listing for details
- Fully ducted air conditioning
- Quality tiles and carpet to all living areas
- Quality tiles to porch and alfresco
- Smartstone to kitchen benchtops
- 900 mm Westinghouse freestanding stove with matching rangehood
- Polymarble bench tops to vanities
- Free standing bath
- Semi-frameless shower screens
- Niches to showers
- Coloured concrete driveway



## House Details

Ground Floor	85.31 m <sup>2</sup>
First Floor	82.11 m <sup>2</sup>
Alfresco	8.09 m <sup>2</sup>
Porch	6.34 m <sup>2</sup>
Garage	17.96 m <sup>2</sup>
Stair Void	5.20 m <sup>2</sup>
House Size	204.78 m <sup>2</sup>

House Width	6.425 m
House Length	19.550 m

## Room Sizes

### Ground Floor

Kitchen	3.6 x 2.8 m
Dining	3.6 x 3.3 m
Family	3.6 x 3.3 m
Living	5.1 x 3.0 m
Study	2.8 x 2.0 m
Alfresco	2.7 x 2.5 m
Garage	5.5 x 3.0 m

### First Floor

Bed 1	3.8 x 3.8 m
Bed 2	3.0 x 3.0 m
Bed 3	3.0 x 3.0 m
Bed 4	3.0 x 2.7 m

