

# LOT 8234 SANDRINGHAM DRIVE SHAW



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BUILT NEW JUST FOR YOU

**FOR  
SALE**

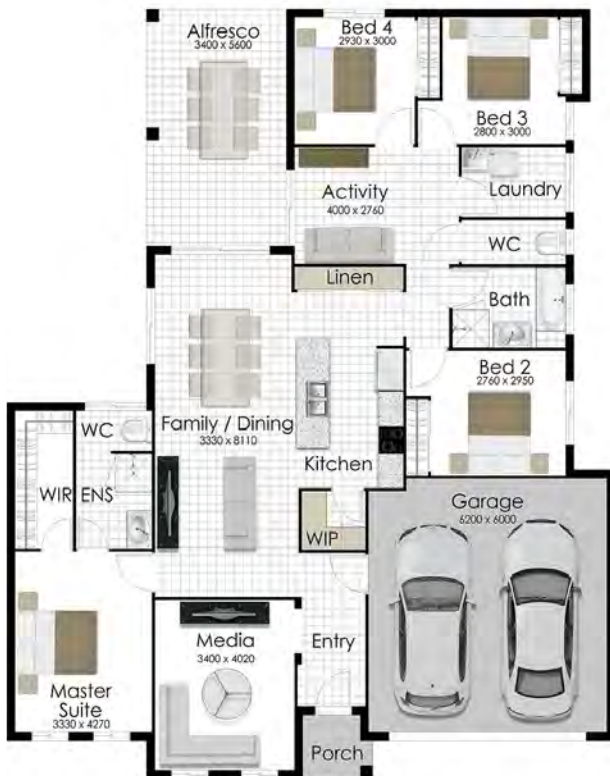
HOUSE AND  
LAND PRICE

**\$782,658**

4 

2 

2 



## THE BOND 220

### AFFORDABLE FAMILY HOME IN BEAUTIFUL TREE-LINED ESTATE.

The superior 'Bond' design features great street appeal with its wide frontage, the media/lounge room at the front, the kitchen and family living in the Centre of the home opening up onto the alfresco for entertaining

The design includes a spacious master bedroom with a large walk-in robe and en-suite, the other bedrooms are located towards the rear with their own wing including kids' activity room, laundry, bathroom and toilet. The good size alfresco is overlooking the spacious rear yard.

#### PACKAGE INCLUDES:

- 25 Years structural guarantee\*
- Walk in Pantry
- Security Screens & windows locks
- CUSTOM made kitchen by MODULINE
- Elegant stone bench tops to kitchen
- Tile Niches to Bathroom & Ensuite
- Shared fencing included with side gate access
- Landscaped gardens to the front yard
- Topsoil, Turf and automatic irrigation to entire block
- Split System Air-Conditioning with 5 years warranty
- TECHNIKA quality cookware with 5 years warranty
- LED Lighting
- SOLAR ready
- NBN Connection
- Clothesline
- Rendered letterbox
- Stone aggregate driveway
- High ceilings

Living Area	160.9m <sup>2</sup>
Garage Area	37.2m <sup>2</sup>
Alfresco Area	19.0m <sup>2</sup>
Porch Area	2.4m <sup>2</sup>
<b>Total Area</b>	<b>219.6m<sup>2</sup></b>

**LAND SIZE 504m<sup>2</sup>**

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