






LOT 92 / STAGE 3B

ADRIANA MK1 - MANHATTAN

4  2  2  2 

\$444,534

187m²



urbaneHOMES

ADRIANA MK1 MANHATTAN



Designed by acclaimed architect, Kevin Mullin, each Urbane Homes design is carefully crafted using an infusion of architectural and interior design trends that create relaxed and timeless living spaces. The intricate design journey ensures each home is crafted with precision and finesse, while complimenting the surrounding subtropical environment.

2 spacious open-plan living areas | open plan kitchen and living area | connectivity between indoor and outdoor living spaces.

AVAILABLE WITH THE FOLLOWING INCLUSIONS:

- » All site preparation costs including fees
- » All service connection costs including fees
- » Foundations to suit soil conditions
- » Feature render or feature brick facade
- » Floor coverings throughout
- » Split system air-conditioning
- » Flyscreens to all openable windows & doors
- » Barrier screen to front door
- » Roller blinds to all bedrooms & living areas
- » Built-in wardrobes to all bedrooms
- » Ceiling fans in all bedrooms & living areas
- » Kitchen with 3m island bench incorporating a breakfast bar
- » Stainless steel kitchen appliances including dishwasher
- » NBN ready
- » 3 coats of Taubman's premium paints (internal)
- » Tailored landscaping treatment to compliment the house design
- » Fencing to the sides & rear of the home including side gate
- » Exposed aggregate concrete to the driveway, porch & alfresco area
- » Letterbox, clothesline, TV aerial & whirly bird

 6 STAR ENERGY RATING	 6 YEAR STRUCTURAL GUARANTEE
 FIXED PRICE TURNKEY HOME	 6 STAGE QUALITY ASSURANCE

LOT NUMBER 92 | LAND AREA 539m² | FRONTAGE 14.37m



FLOOR AREAS:

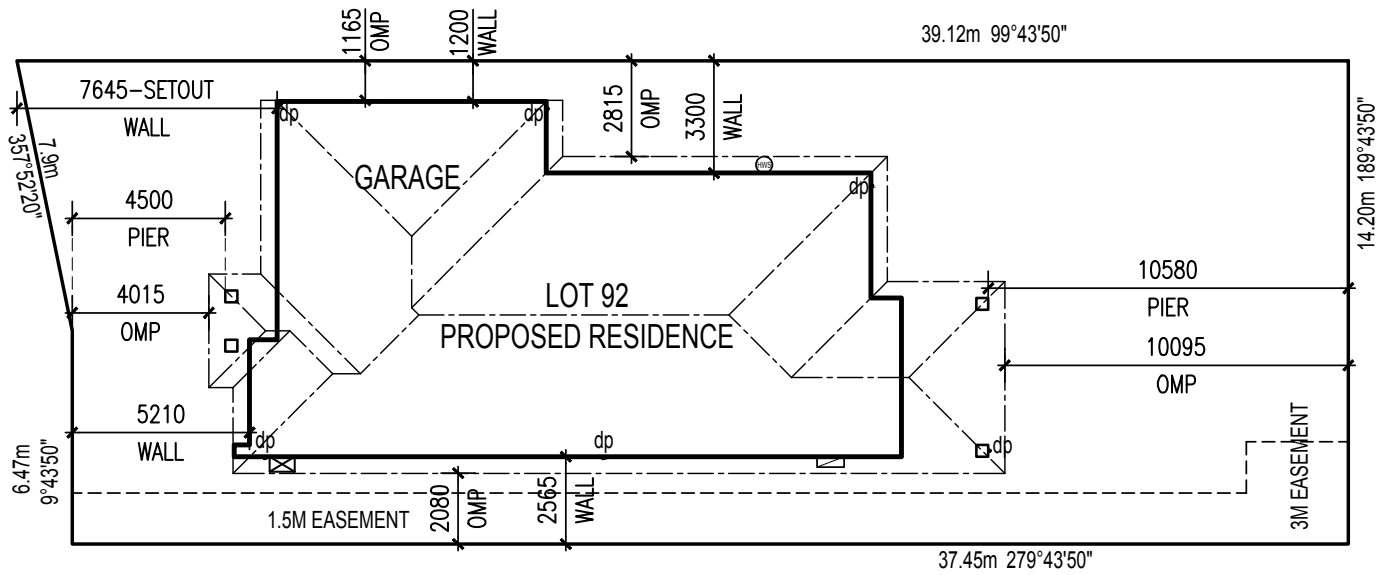
Indoor Living	127.8m ²
Garage	40.63m ²
Outdoor Living	16.13m ²
Portico	2.57m ²
TOTAL (M²)	187.13m²

The Adriana MK1 has been approached with a key design philosophy on liveability, flexibility, sustainability and aesthetics, with an outcome to suit any lot. An intricate front facade incorporating a range of textures, styles and colours provides for an eclectic yet integrated streetscape.

Kevin Mullin
Urbane Homes
Design Manager

All dimensions are in mm. House orientation may be mirror reverse: please refer to the site plan for correct orientation and position on lot.

SITING PLAN



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