



DISCLAIMER:- Facade Images are for illustrative purposes only. All other features demonstrated in photographs and renderings are optional upgrades to the standard facade and are outside the Bathla group's standard inclusion. External finishes may have colour variations. Internal fixtures, furniture, or any decorative elements shown on the image are not included. Illustrative image shown is not to scale and may differ from the Original plan. Retaining walls as per site levels can be added while construction.



For Sale

 4  3  1

TH 33 / 84 CRANBOURNE STREET, Riverstone

For Sale: \$659,990

FOUR BEDROOM TOWNHOUSE WITH DOWNSTAIRS BEDROOM

Enjoy the benefits of living in Sydney's booming North West, with these architecturally designed homes that offer the ease and peace of mind of full turn-key inclusions. Conveniently located just minutes from schools, local parks and short drive to Rouse Hill Town Centre and Train Station. Features include:

- Comfort package included in price
- Contemporary kitchen with 40mm stone benchtops, stainless steel appliances and 5 burner gas cook-top



84 CRANBOURNE ST

RIVERSTONE

U-33

4 BEDROOM

3 BATH

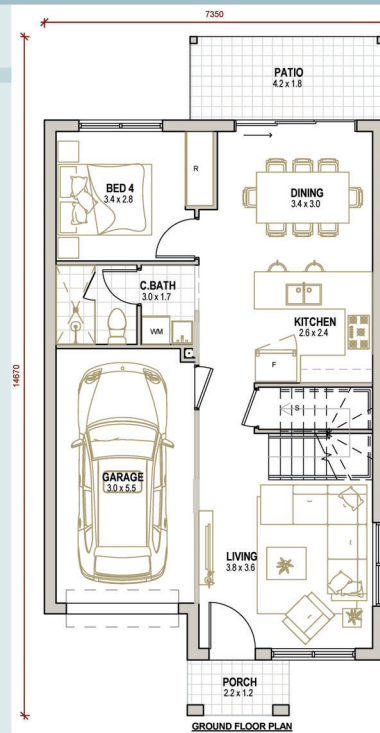
1 CAR SPACE



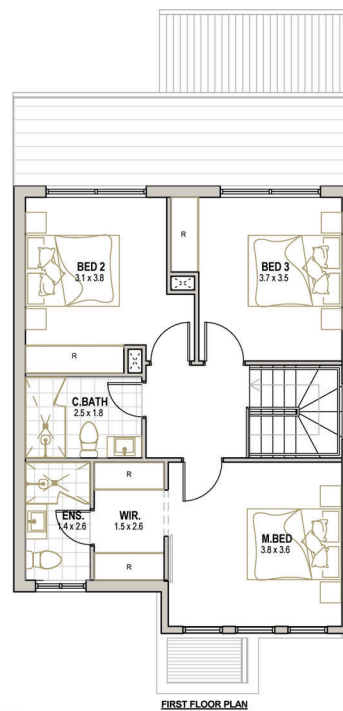
SITE PLAN

KEY FEATURES:

1. ULTRA MODERN KITCHEN & BATH
2. ENERGY - EFFICIENT APPLIANCES
3. INNOVATIVE DESIGN
4. STEPS MAY BE INTRODUCED IN THE HOUSE & PLANS MAY BE MODIFIED A BIT, DEPENDING ON THE SITE PROFILE
5. ELEVATIONS ARE INDICATIVE



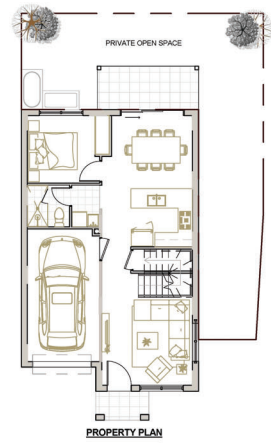
GROUND FLOOR PLAN



FIRST FLOOR PLAN



ARTISTS IMPRESSION



PROPERTY PLAN

GROUND FLOOR (INC. GARAGE AND PORCH)	FIRST FLOOR	OPEN SPACE (INC. PATIO)	CAR SPACE	TOTAL AREA
76 m ²	60 m ²	40 m ²	0 m ²	176 m ²

Area quoted to be used as guide only. This plan is for illustration purposes only. All information contained is gathered from sources deemed to be reliable. We have no doubt it is accurate however we cannot guarantee it. Areas are subject to final survey. Layout may change due to final council approval. The marketing plan and strata plan area will vary because of the different methods of calculation adopted. The marketing plan area is based on the floor areas while the strata plan area is based on Strata Schemes (Freehold Development) Act 1973. Note: Store(S), Robe(R), Linen(L), Bath fixtures, Laundry fixtures & kitchen joinery fixtures, form part of sales package. TV and other items such as credenza, sofa, study desk, TV units & beds are not included as part of sale. Windows and doors sizes are indicative and subject to change based on legislative approval.

NOTE: DRIVEWAY DIRECTION MAY CHANGE/FLIP AS PER SITE CONDITION. ELEVATIONS ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE FROM UNIT TO UNIT. IF THE SELECTED UNIT IS ALLOCATED WITH EXTRA CAR PARK, THE AREA FOR THE SAME WILL BE ADDED IN THE TOTAL AREA. ONLY SELECTED UNITS HAVE EXTRA CARPARK. THE TOTAL AREA MAY VARY IF THIS UNIT HAS EXTRA CAR PARK ALLOCATED. BEDROOM DIMENSIONS INCLUDE THE ROBE.