

# Lot 735 Allen Arthur Dr, Bardia

Top location,  
close to  
Edmondson Park  
town centre!



House Area: 187.04 m2

4  3  1 

## House & Land Package

An opportunity to buy into a sought after location in Sydney's South-west. Conveniently situated to train stations, motorways, shopping centres and quality schools.

This superlot home is beginning of terrace with three good sized bedrooms upstairs and a Guest bedroom downstairs. The Dining and Kitchen lead to the Alfresco making it perfect for entertaining guests.

This is a perfect layout to suit young families and first-home buyers alike.



FROM

# \$803,000

What's Included:

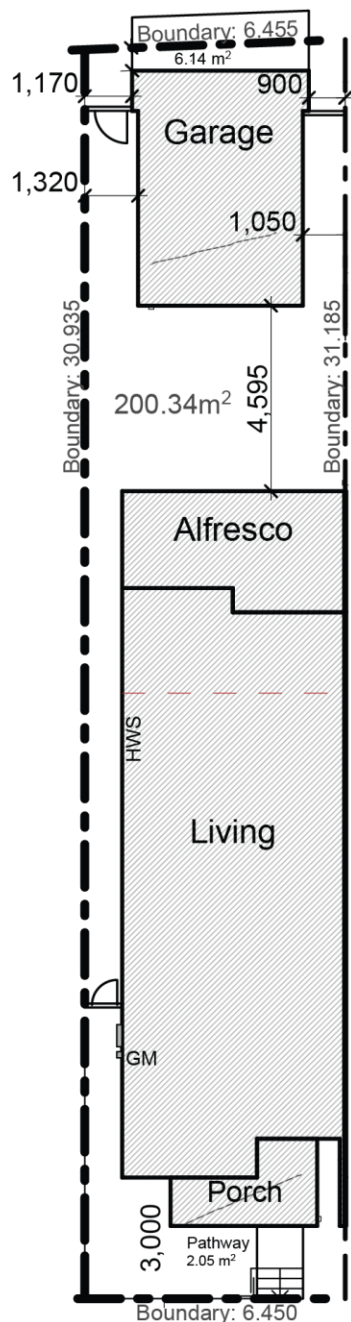
- Site works and service connections
- BASIX requirements
- Building approval & certification
- 2.6m ceiling height downstairs
- Westinghouse 900mm gas cooktop
- Westinghouse 600mm oven
- Westinghouse undermount range hood
- 20mm stone benchtops in the kitchen
- White bathroom vanities with ceramic basins
- Concrete driveway
- Porcelain tiles to Living, Dining Bathroom, Powder, Laundry & Kitchen
- Carpet to upstairs Bedrooms
- Colour Studio selections with qualified Interior Designer



*Please use Montage as a guide only*

*All building designs and pricing are estimates only and subject to change without notice. All drawings and images are for illustrative purposes only and should be used as a guide only. Montage will change. Meridian Homes reserves the right to revise the plans and specifications without notice or obligation. All designs are subject to design panel and codes, council & authority approvals and formal builder quotation. Builder licence number 240445c.*

# Lot 735



Site Area:	200.34m2
Ground Floor:	77.19m2
First Floor:	60.72m2
Front Porch:	5.79m2
Garage:	24.05m2
Alfresco:	14.93m2
Balcony:	4.36m2
TOTAL:	20.11sq 187.04m2