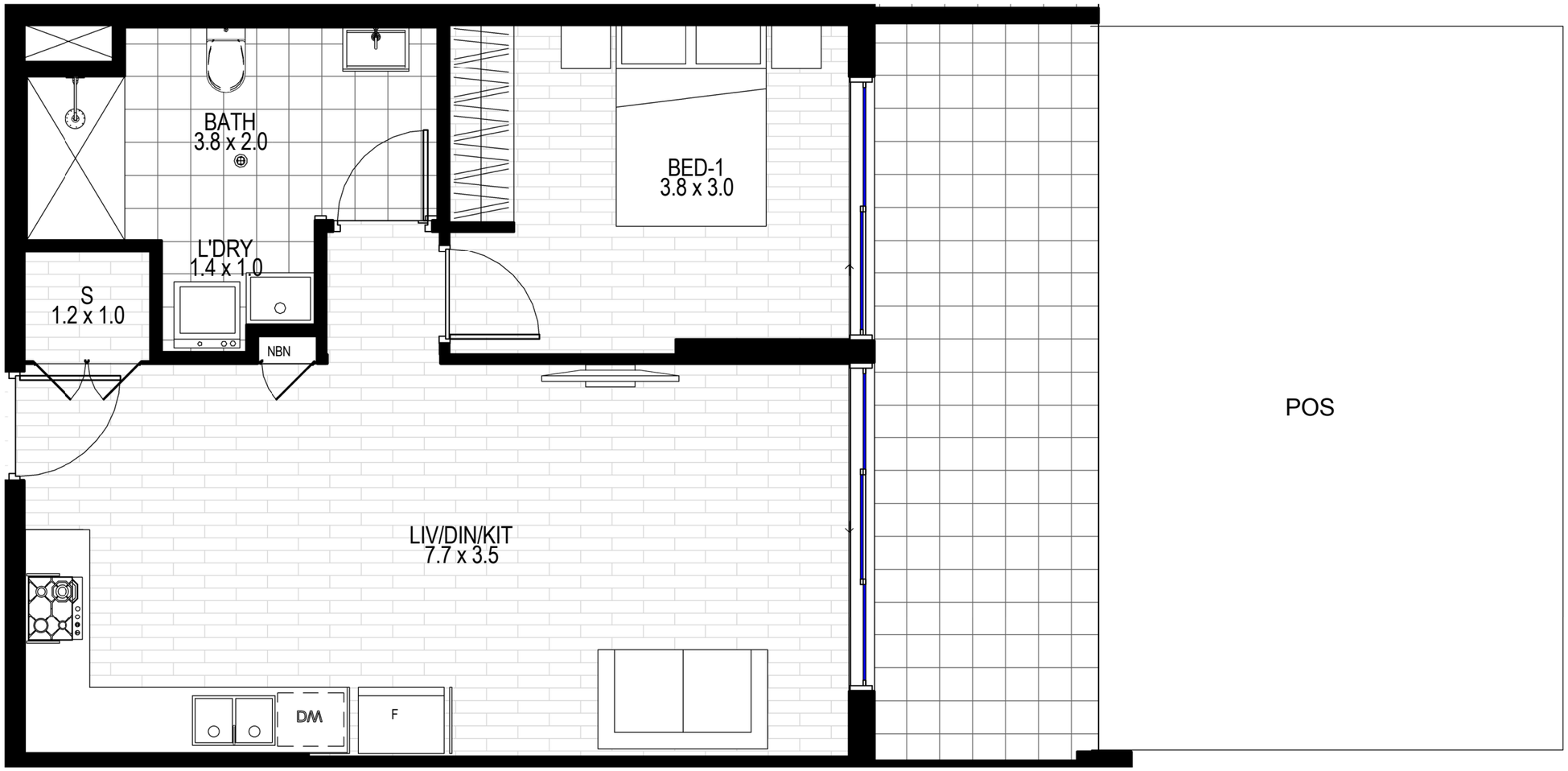


Garfield Street,31- 37B Wentworthville

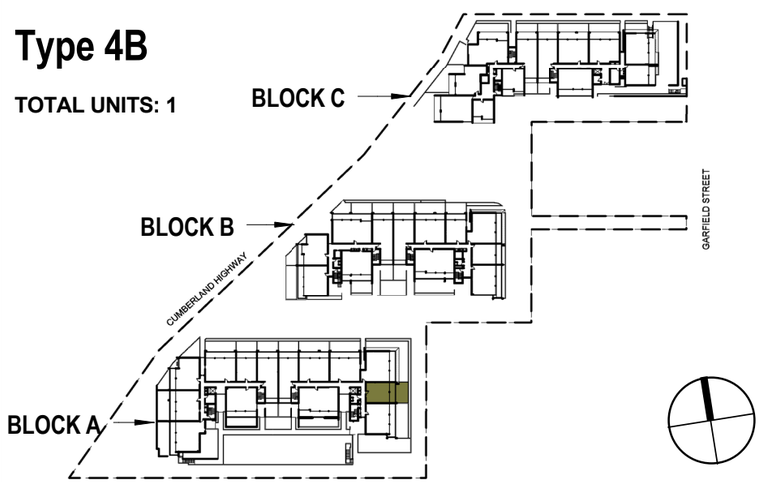
APARTMENT NO:

A-G13

LOCATION PLAN

Type 4B

TOTAL UNITS: 1



1 1 1

Internal Area:	50	m²
Open Space Area/ BALC:	40	m²
Total Area:	90	m²
Car Space Area:	13	m²
Basement Storage Area :	7	m³

Scale:

0 1 2 3 4 M

General Note:

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.

PLEASE NOTE:- THE AREA OF MARKETING AND STRATA PLAN MAY DIFFER BECAUSE OF IT'S CALCULATION METHOD.

BUY DIRECT FROM THE BUILDER

Western Sydney Property Group
A DIVISION OF THE BATILA GROUP

Sapphire Inclusions- Apartments

Actron Ultra slim ducted to Living area + Bedrooms

Kitchen:
AEG Oven BEK55310M-600mm
AEG stainless steel Cook Top HG60FXA -600mm
AEG stainless steel Dishwasher FFB72600PM
AEG telescopic Range hood DPB5650M/A -600mm
Stone Bench top 40mm with sink
Kitchen Cupboards – Combination of White & Polytech Sepia Oak
Tiles to Kitchen Splash back

Bedrooms, Living & Dining:
Timber-look hybrid flooring in kitchen, living and dining and hallway
Timber-look hybrid flooring in bedrooms
Timber-look hybrid flooring in Steps & Hallway upstairs (if double story apartment)
Polyester Vertical Blinds to Windows and Sliding Doors (except baths & laundry)
Built-in Wardrobes (Mirror & White Glass)

Bathrooms:
Tiles to Bathroom-"Full height Tiles "

Bathroom Accessories:
- Vanity with ceramic top
- Square chrome tapware
- Square chrome bath basin mixer
- Porcelain close couples toilet suites
- Toilet roll holder
- Chrome towel rail
- Shower screens
- Vanity mirror

Laundry:
- Splash back- 1.2 Meter high tiles on the wall behind laundry tub
- Stainless steel laundry tub
- Dryer

Electricals:
- LED downlights Living areas + kitchen + bathrooms + bedrooms
  Bunker light to external balcony
- Smoke alarm as per Australian Standard
- Exhaust fans provided in bathroom + ensuite & laundry
- TV points in living & master bedroom
- NBN Ready (if available in area)
  1 x data point in living
  1 x data point in master bedroom
  1 x phone point master bedroom
  1 x phone point in living
- Audio intercom system