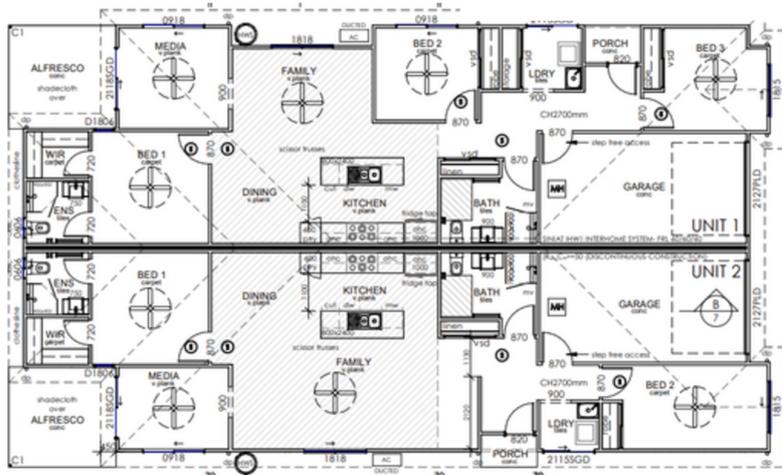


# MUSGRAVE 266 DUPLEX



## FEATURES

- 5 Bedrooms
- 4 Bathrooms
- 2 Laundries
- Open Plan Living
- 2 Walk in Robes
- 2 Media Rooms



## STANDARD INCLUSIONS FOR BOTH DUPLEXES

- 6 1/2 Yr Structural Warranty
- 12mth Builders Maintenance Warranty
- M Class Slab Allowance
- Complete Termite System
- Stone Benchtops throughout
- Soft Close Kitchen Doors & Draws
- 60cm Oven, Cooktop, Rangehood & Dishwasher Package
- Exposed 7mm concrete driveway (60sqm)
- Panasonic 5kw Living & 2.5kw Bed 1 Air Conditioning Units
- Remote Control Panel Lift Door
- Safety Screens to all Windows & Doors (Excluding Swing Doors)
- Tv Antenna, Letterbox & Fold Out Clothesline
- Essential Shower Screens & Frameless Mirrors
- Vinyl Planking Flooring to Main Areas from Builders Range
- Carpet to Bedrooms & Walk In Robe

UNIT 1	
LIVING	105.54 m2
GARAGE	20.18 m2
ALFRESCO	9.39 m2
PORCH	1.79 m2
<b>TOTAL</b>	<b>136.91 m2</b>

UNIT 2	
LIVING	98.92 m2
GARAGE	20.18 m2
ALFRESCO	9.08 m2
PORCH	1.55 m2
<b>TOTAL</b>	<b>129.73 m2</b>

**TOTAL OVERALL 266.64 m2**