



## THE EDGAR

GROUND FLOOR: 62m<sup>2</sup> | FIRST FLOOR: 58m<sup>2</sup>



120m<sup>2</sup>



3 + Study Nook



2.5



2

### Room to live

With two living areas in the one terrace, there's space aplenty in this exceptionally smart terrace home. A central kitchen forms the heart of the home, while the upstairs bedrooms are cleverly located away from the bustle of the downstairs living areas.

#### Features:

- Master bedroom with balcony, ensuite and walk-in robe
- 2 bedrooms with built-in robes and upstairs study nook
- Linen cupboard
- Open plan living and kitchen area
- Separate bathroom
- Downstairs toilet
- Laundry and linen cupboards
- Double carport with panel lift door and lock up storage area
- Stainless steel kitchen appliances, including electric oven and gas cooktop
- Slide-out slimline rangehood
- Quality bathroom accessories and tapware
- Stone benchtop with matt vinyl wrapped doors
- Reverse cycle split heating/cooling system
- LED down lights to living areas
- Fibre to the home broadband access
- Site works, retaining walls, landscaping, fencing and paving
- Outdoor pergola
- Choice of three colour schemes!

## THE EDGAR [TYPE 003] FLOORPLANS



GROUND FLOOR PLAN



FIRST FLOOR PLAN

General notes: Areas exclude stair voids and balconies. Measurement taken from outside face of external walls. Garage and storage will vary depending on each lot type. Refer to drawings specific to each lot. Refer to overall site plan for siting of terrace to individual lots. Location of windows and doors may differ pending elevations. Landscaping and fencing shown is indicative only – refer to building contract. Refer to overall site plan for garage types and orientation, which may differ pending lot. Plans may be mirrored.

For further information on this terrace house and land package please contact the Googong Sales and Information Centre located at Club Googong, 27 Beltana Avenue, Googong.

### Googong Sales and Information Centre

Phone 1300 446 646

Email [enquiries@googong.net](mailto:enquiries@googong.net)

### Sales/After hours contact:

Sharon Feist

0427 161 446



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