



**Fixed price, full turnkey package**

**Lot 417 - \$364,500**

*Flemming Street, Killara, Logan Reserve*

3 2 1 1

Rivergum's single story terraces are designed to make the most of the surrounding green bushland whilst living in ultimate urban style. Enjoy low maintenance living combined with fresh open space, inspiring outdoor recreational areas and a vibrant community.

#### INCLUSIONS:

- Designer kitchen with 20mm stone benchtops, overhead cupboards and tile splashback
- Quality stainless steel appliances including cooktop, oven, rangehood and dishwasher
- Architecturally designed façade
- Colorbond roof
- 2.55m high ceilings throughout
- Alfresco under main roof
- Split system air conditioning to main living area and master bedroom
- Ceiling fans to bedrooms, living area and alfresco
- LED downlights throughout living areas
- Timber look flooring to main living areas, carpet to bedrooms
- Roller blinds, flyscreens to windows, security screens to sliding doors
- Remote control panel lift garage door
- Exposed aggregate driveway
- Landscaping to front and rear; fencing to sides and rear
- Letterbox and clothesline
- NBN provision
- All council fees and site connections

AREA	MEASUREMENT
Living	98.22m <sup>2</sup>
Alfresco	12.90m <sup>2</sup>
Courtyard	3.06m <sup>2</sup>
Porch	4.06m <sup>2</sup>
Garage	18.50m <sup>2</sup>
<b>Total Area</b>	<b>136.74m<sup>2</sup></b>
<b>Land Size</b>	<b>210.00m<sup>2</sup></b>

