

SOHO  
LIVING



## ADELPHI

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FIXED PRICE

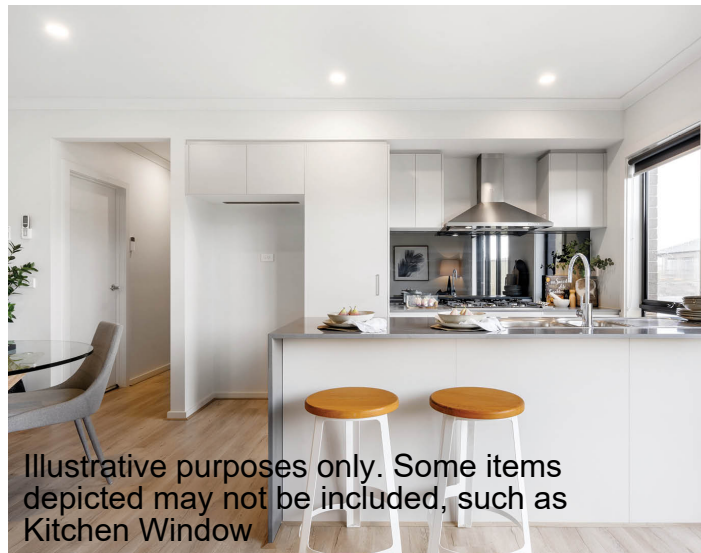
# \$499,000

LOT 20212 ARDSLEY STREET, MANOR LAKES  
MANOR LAKES

HOME SIZE 13SQ  
LAND SIZE 179m<sup>2</sup>

### SOHO LIVING TURNKEY INCLUSIONS

- Architectural façade (indicated façade is applied to standard floorplan)
- 2590mm ceiling heights to ground floor
- 20mm engineered stone benchtops including waterfall
- 20mm engineered stone benchtop to ensuite and bathroom
- SMEG kitchen appliances including dishwasher
- Premium splashback to kitchen
- Coloured concrete driveway and front path
- Timber laminate Flooring to living areas
- Quality carpet to bedrooms
- Tiled shower bases
- Colorbond sectional garage door with duel remotes
- Sliding Robe doors
- LED downlights
- Landscaping to front and rear including letterbox, clothesline and fencing



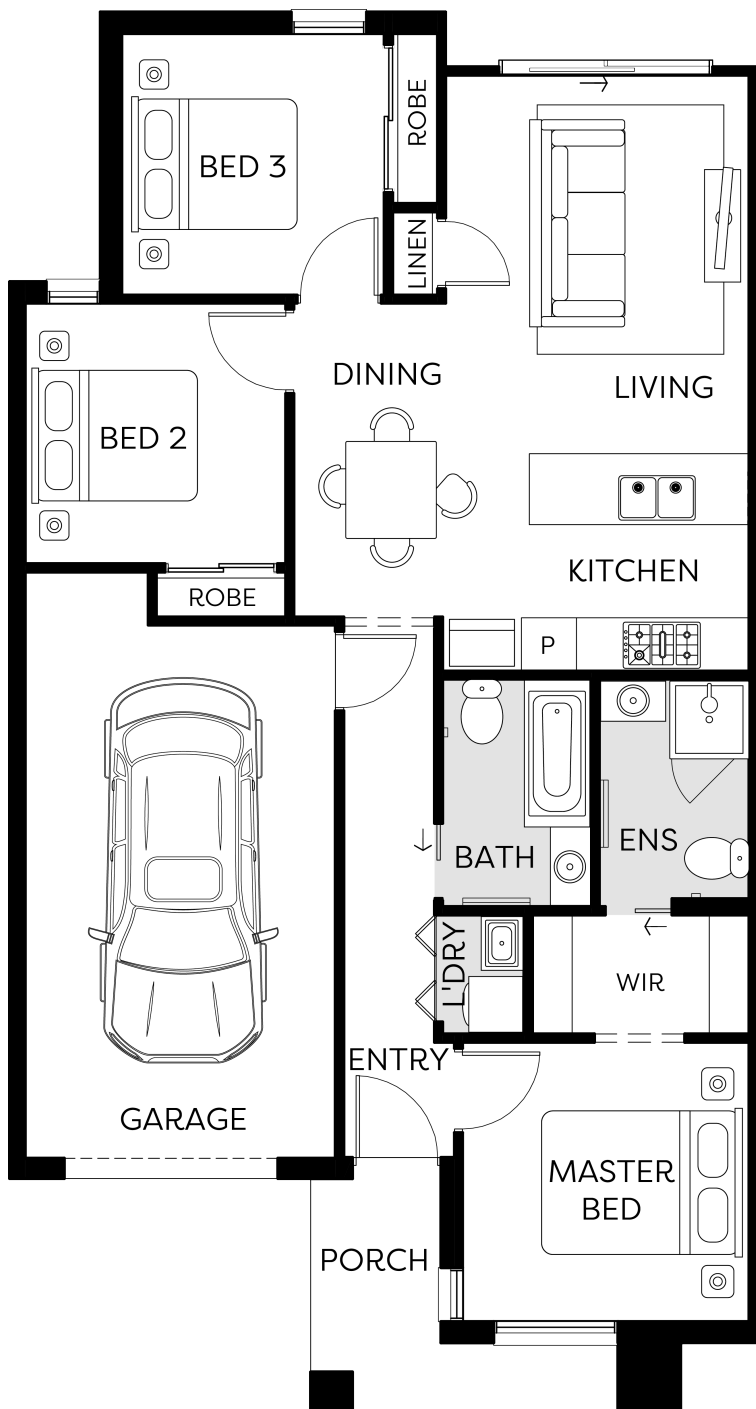
Illustrative purposes only. Some items depicted may not be included, such as Kitchen Window

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MANOR LAKES

Porch dimensions as per render



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