



Artist's Impression.

Lot 3503
3 Bolwarra Drive,
Marsden Park NSW 2765

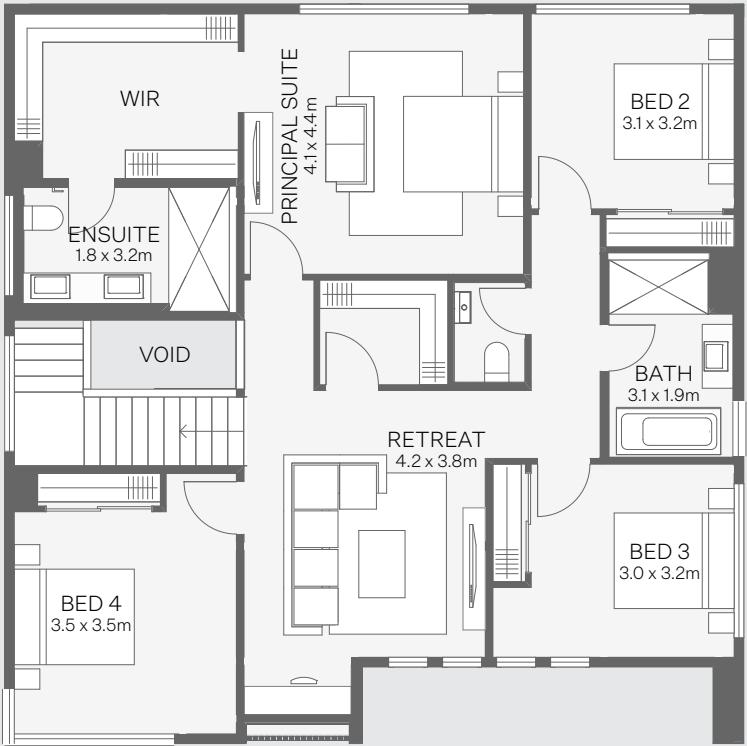
SHAWOOD
ELARA | MARSDEN PARK



BOLWARRA DRIVE

● SHAWOOD ○ ELARA

First floor

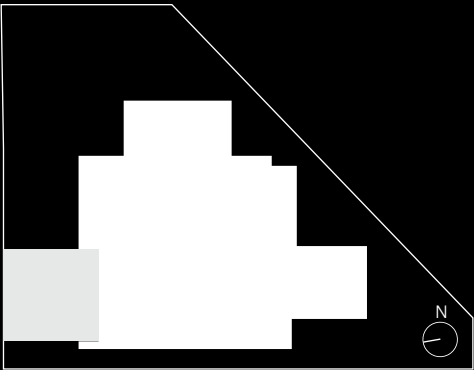


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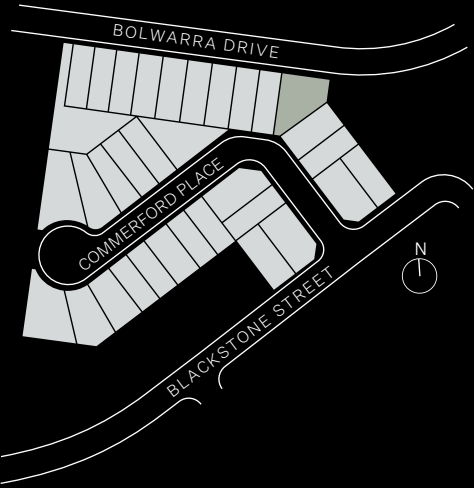
5 3 2

House size 310m²

Land size 445m²



Precinct 35



Disclaimer: This floorplan has been prepared for marketing purposes only and is intended for illustrative purposes only. All descriptions, dimensions and other details in this floor plan may not be to scale and may vary from the property as built. Furniture is not included. Purchasers should inform and assure themselves by inspection, independent advice or as otherwise necessary prior to purchase.

Key Inclusions

External

Load bearing structural frame	120mm eco-certified engineered glulam (Origin Finland)
Main entry door	YKK Entry Door with ventilation
Glass	Double glazed
Roof	Colorbond metal roof with R1.8 anticon blanket
Cavity wall system	Multilayer ventilated and water resistant cavity wall system with Fu-ge siding by Nichiha (Origin Japan)
Rainwater storage	In-slab 3,000 litre system by Texo Aquacomb*
Hot water system	26L instantaneous continuous flow by Rheem
Flyscreens	To all operable windows (excluding entry doors, sliding doors and stacker doors)*
Garage door	Colorbond motorised panel lift with two controllers
Termite protection	Reticulation system to perimeter of structural slab and Termguard
Landscaping	Includes colour-through driveway, turf, landscaped gardens to front yard, fence to boundaries, letterbox and clothesline

Internal

Walls & ceilings	Finished with premium 3 coat paint system by Haymes
Cornice	Premium square set finish
Main floor coverings	Porcelain tile 600 x 300 large format
First floor and nominated ground living floor coverings	Premium grade carpet including 10mm anti-allergy underlay
Air conditioning	Fully ducted air conditioning system by Actron Air AIREs series with up to 2 zones, E-Zone touch screen wall mounted controller and smart phone connectivity*
Wall insulation	R3.1 glasswool by Fletcher (excluding garage)
Ceiling insulation	R6.0 glasswool by Fletcher (excluding garage)

Electrical

Solar panels	5kW Alpha R PV panels by REC including invertor by GOODWe
Battery storage	Pre-wire only battery storage
EV charge provision	Pre-wired for Electric Vehicle charging
Communications & TV	Home Hub Package includes 2 x data points, 2 x phone points, TV point to living areas and principal suite
Light switches	Arteor series by HPM
Ceiling light	LED 7W dimmable downlights by HPM

Kitchen

Base & overhead cabinetry	Polytec laminate panels. Bulkheads where specified
Benchtop	Upgraded 40mm premium crystalline silica-free stone benchtop
Splashback	20mm crystalline silica-free stone splashback colour-matched to benchtop
Kitchen sink	Undermount double bowl in stainless steel by Parisi
Cooktop	900mm black gas on glass 5 burner ensemble by Fisher & Paykel
Rangehood	900mm integrated insert by Fisher & Paykel
Oven	600mm 7 function contemporary oven by Fisher & Paykel
Combination microwave	600mm combination convection oven and microwave by Fisher & Paykel
Fridge & freezer	900mm cabinetry integrated french door fridge freezer by Fisher & Paykel
Dishwasher	600mm cabinetry integrated 7 function dishwasher by Fisher & Paykel

Bathroom / Ensuite / Powder Room

Benchtop	20mm crystalline silica-free stone benchtop
Vanity basin	Ceramic bench basin in white gloss by Parisi
Toilet suite	Wall faced suite with soft close in white by Parisi
Bath	1700L freestanding bath in white by Parisi
Shower	Semi-frameless screen
Mirror	Pure oval in semi-gloss white
Shower & bath mixer	Slim wall mixer in chrome by Parisi
Shower rail	Shower rail to main bathrooms in chrome by Parisi
Bath spout	Wall spout in chrome by Parisi
Wall tile	Ceramic tile 300 x 600 large format floor to ceiling height (excluding powder room)
Exhaust fan	3 in 1 LED ducted instant heat exhaust to bathroom and ensuite by HPM . Exhaust fan to powder room by HPM

Laundry

Base & overhead cabinetry	Polytec panels with soft close doors by Hettich
Benchtop	Polytec laminate panels
Laundry mixer	Mixer with round spout in chrome by Parisi
Laundry sink	Undermount single sink in brushed stainless steel by Parisi
Wall tile	Skirting tile to perimeter and tiled splashback above tub and bench
Exhaust fan	Exhaust fan to laundry by HPM

Colour scheme: 15

