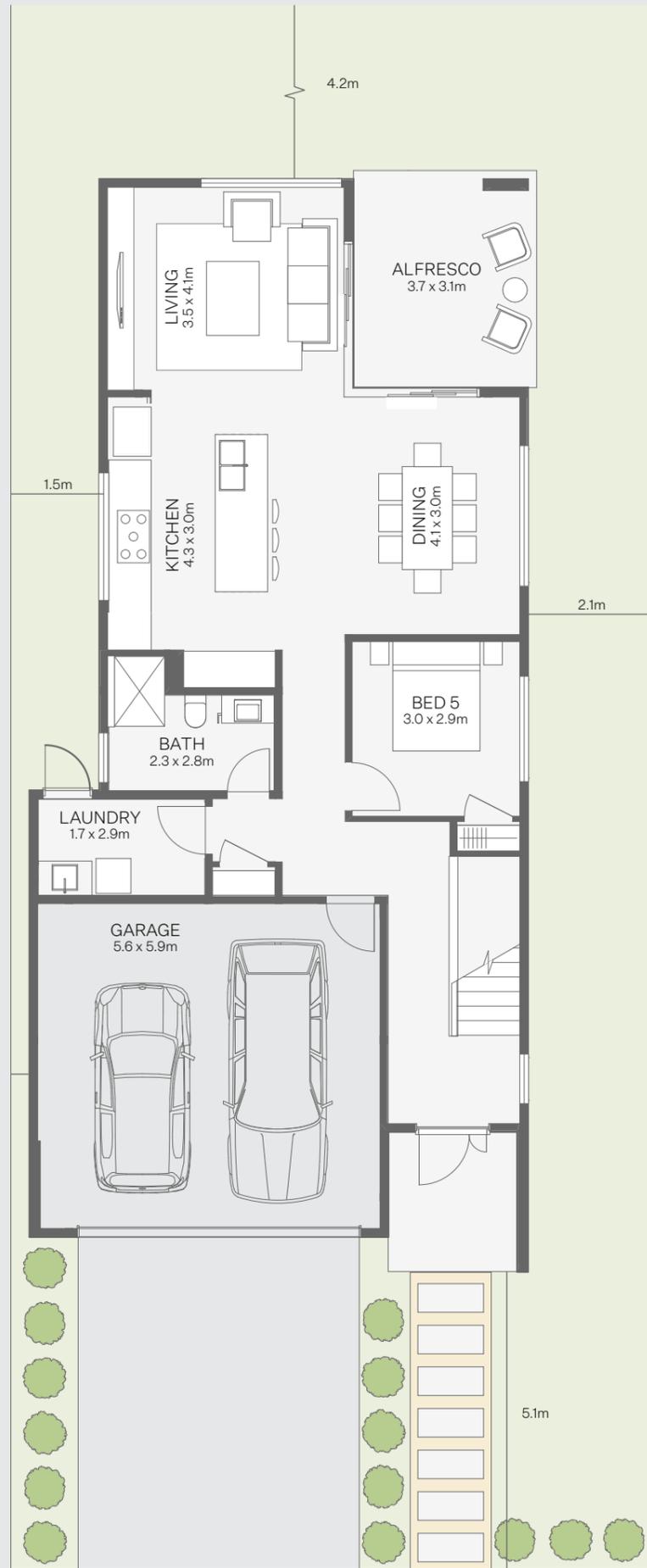




Artist's Impression.

Lot 3506
9 Bolwarra Drive,
Marsden Park NSW 2765

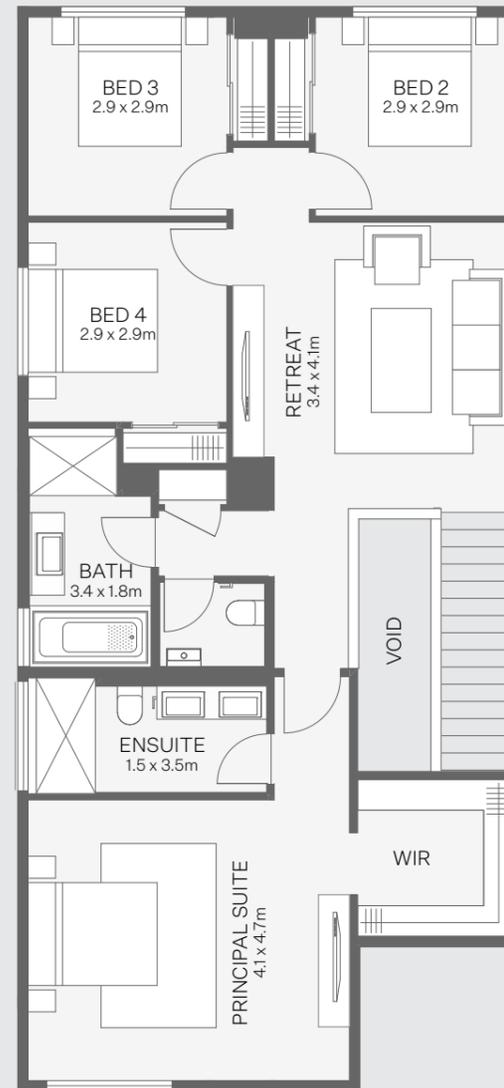
SHAWOOD
ELARA | MARSDEN PARK



BOLWARRA DRIVE

● SHAWOOD ○ ELARA

First floor



Lot 3506
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Marsden Park NSW 2765

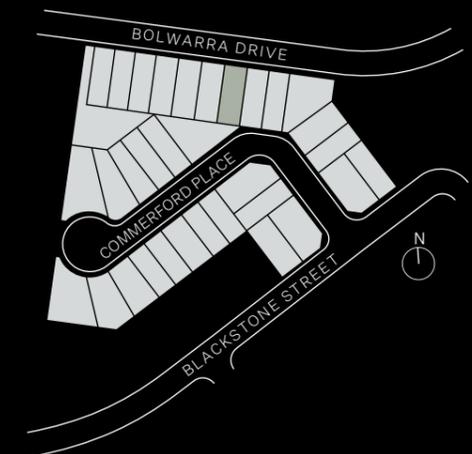
5 3 2

House size 258m²

Land size 309m²



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

Colour scheme: 14

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 Fuge 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 inverter 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 |

