

# Bedarra 204



4  2  2 

Garage area 40.40m<sup>2</sup> | Entry area 3.04m<sup>2</sup>  
Patio area 17.04m<sup>2</sup> | Living area 143.71m<sup>2</sup>  
**Total Area 204.19m<sup>2</sup>**

## STANDARD INCLUSIONS



- 2600mm high ceilings
- Quality floor finishes throughout
- Split system air-conditioning and ceiling fans
- Safety screens to all windows and sliding doors
- Kitchen with handleless overhead cabinetry, soft close, bulkhead and stone benchtops
- Fisher & Paykel appliances
- Fridge tap to fridge recess
- Polished edge mirrors & semi frameless shower screens
- Floating vanities to bathrooms
- Lighting – LED lighting throughout including downlights
- Allowance for Exposed Aggregate Driveway
- Allowance for earthworks (up to 600mm cut and fill)



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