

retreat
— RANGE —

APSLEY162

		
3	2.0	2

**LOT 7127 EMMETT AVE, COBBITTY NSW
2570**

20mm Stone Benchtops
2550mm Ceiling Height
Carpet and tiles throughout
Colorbond Roof
Ducted A/C & Heating
LED Downlights
Local builder/Local trades
26 week build time

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This floor plan shows a 4-bedroom house with a large garage and an alfresco area. The layout includes:

- Garage:** A large attached garage on the left side of the house.
- Bedrooms:** Four bedrooms labeled BED 1, BED 2, BED 3, and MASTER BED. BED 1 is the master bedroom, and the others are standard bedrooms.
- Bathrooms:** A main BATH, a WC (Water Closet), and an ENS (Ensuite) for the master bedroom.
- Kitchen and Dining:** A KITCHEN with a breakfast bar, a DINING area, and a P'TRY (Pantry).
- Living Areas:** A FAMILY room, a STUDY, and an ENTRY.
- Outdoor Area:** An ALFRESCO area accessible from the dining room.
- Storage:** A LINEN closet and a WIR (Wardrobe) for the master bedroom.

*Dimensions, photographs, floor plans and facade images are approximate and for illustrative purposes only. They are not drawn to scale. The dimensions provided of "width" and "length" are the actual dimensions of the completed house including alfresco areas (where applicable). It is the home owner's responsibility to ensure that all applicable council regulations and estate requirements are met. Structural, design or material changes may be required to ensure the design complies with relevant council, planning, zoning and/or engineering standards or to comply with specific land characteristics or developer requirements. Final design and construction are contingent upon site-specific assessments and approval by relevant authorities. Subject to land availability, pricing and site costs unless advertised as a 'fixed price package'. Driveway size based on builder's preferred siting. Check with your local builder for builder's standard range and inclusions. Photographs may include optional features or items that are not supplied by Hotondo Homes. Hotondo Homes reserves the right to change plans, specifications, materials and suppliers without notice. For more information visit your local builder or <https://hotondo.com.au>.

