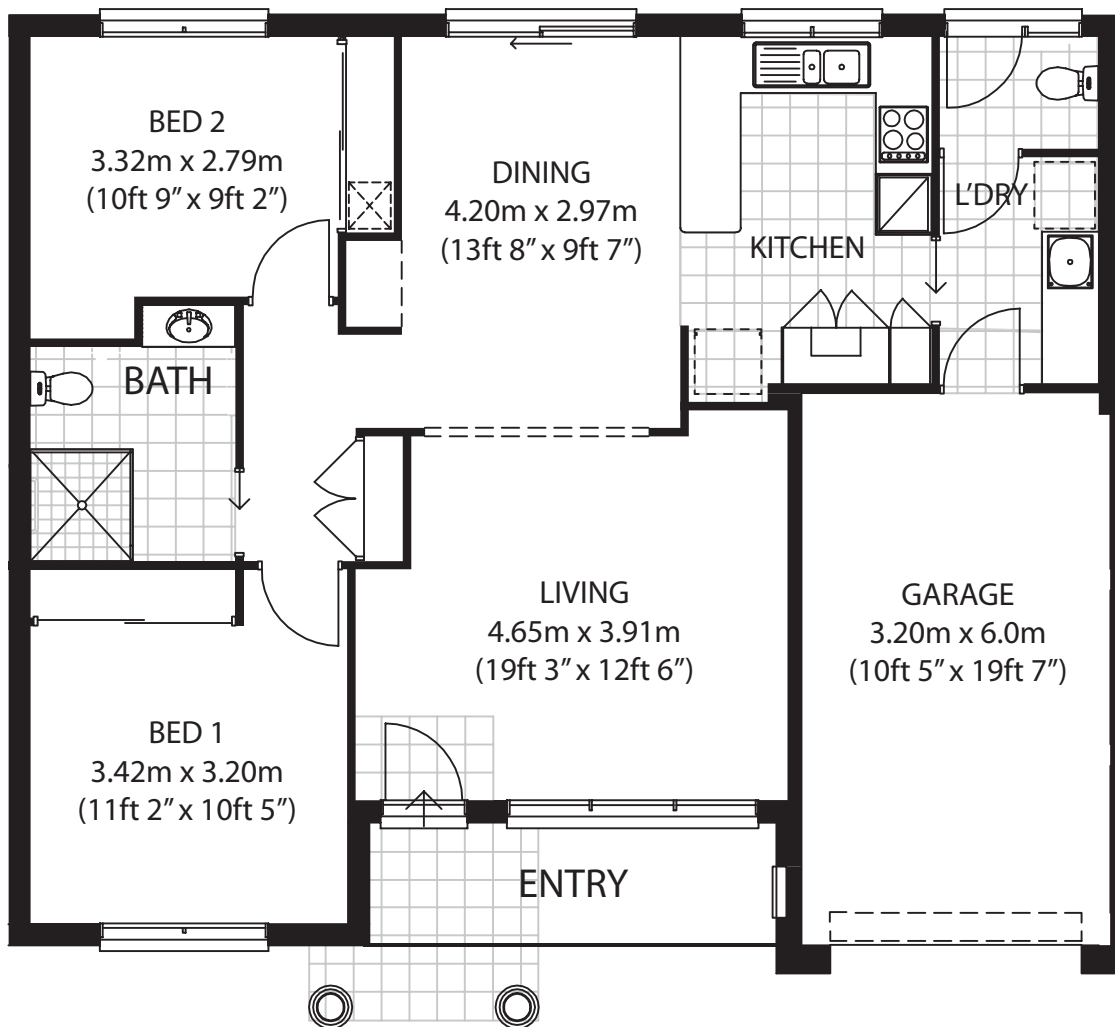


VALENCIA

2 Bedroom Villa + Single Garage

Living Area	91.1m ²	(980.6 sq.ft)
Garage	19.3m ²	(207.7 sq.ft)
Entry	8.0m ²	(86.1 sq.ft)
Total	118.4m²	(1274.4 sq.ft)



Note: Area sizes and room dimensions are nominal only and subject to minor variations. Floor materials extents and types are clarified in the various options. Paving extents and type may vary due to location. September 2009.



29 Sidlow Road, Griffith, NSW 2680 Ph: 02 6961 8901 Fax: 02 6961 8905

info@griffithretirement.com.au www.griffithretirement.com.au

Part of the Gannon Lifestyle Group

VALENCIA

Standard Finishes and Inclusions

External Features

- Texture coated blue board
- Secure garage with remote control panel lift slim line roller door (internal access)
- Modern French Terracotta tiles
- Colorbond Good Neighbour fencing
- Electric 250L Home Water Unit (twin dux element)
- Private courtyard
- Landscaped front garden
- Termite protection system
- Clothes line (lift up)

Internal Features

- 2.4m (8ft) high ceiling
- Security doors – rear slider & hinged entry
- Fully tiled wet areas and carpet to bedrooms
- Reverse cycle air conditioning
- 2 telephone points
- 2 television points
- Smoke detectors/alarm
- Linen cupboard
- Aluminum windows
- Battern light fittings

Kitchen

- Modern kitchen
- Electric Hotplate (Westinghouse) White
- Electric Wall Oven (Westinghouse) White
- Rangehood (Westinghouse) Square White
- Pantry
- Ceramic tiles
- Sink with flip mixer tap

Bedrooms

- Robes to 2 bedrooms

Bathrooms

- 2 w/c
- Skylight
- Exhaust fans/heat lamps
- Bathroom walls/floors tiled
- Pivot shower screens
- Mixer tap to shower and basin

Laundry

- Well sized laundry
- Storage cupboard
- Stainless Steel tub in a timber veneer cupboard
- Ceramic tiles

