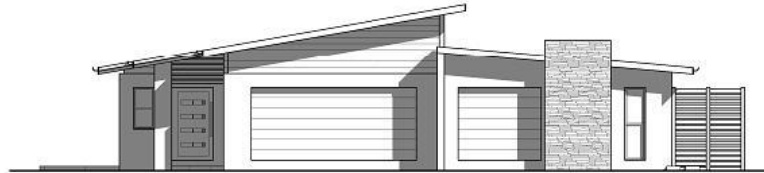


Dual Living / Land Package

Lot 132 – Canopy's Edge

Lot size 873 sqm

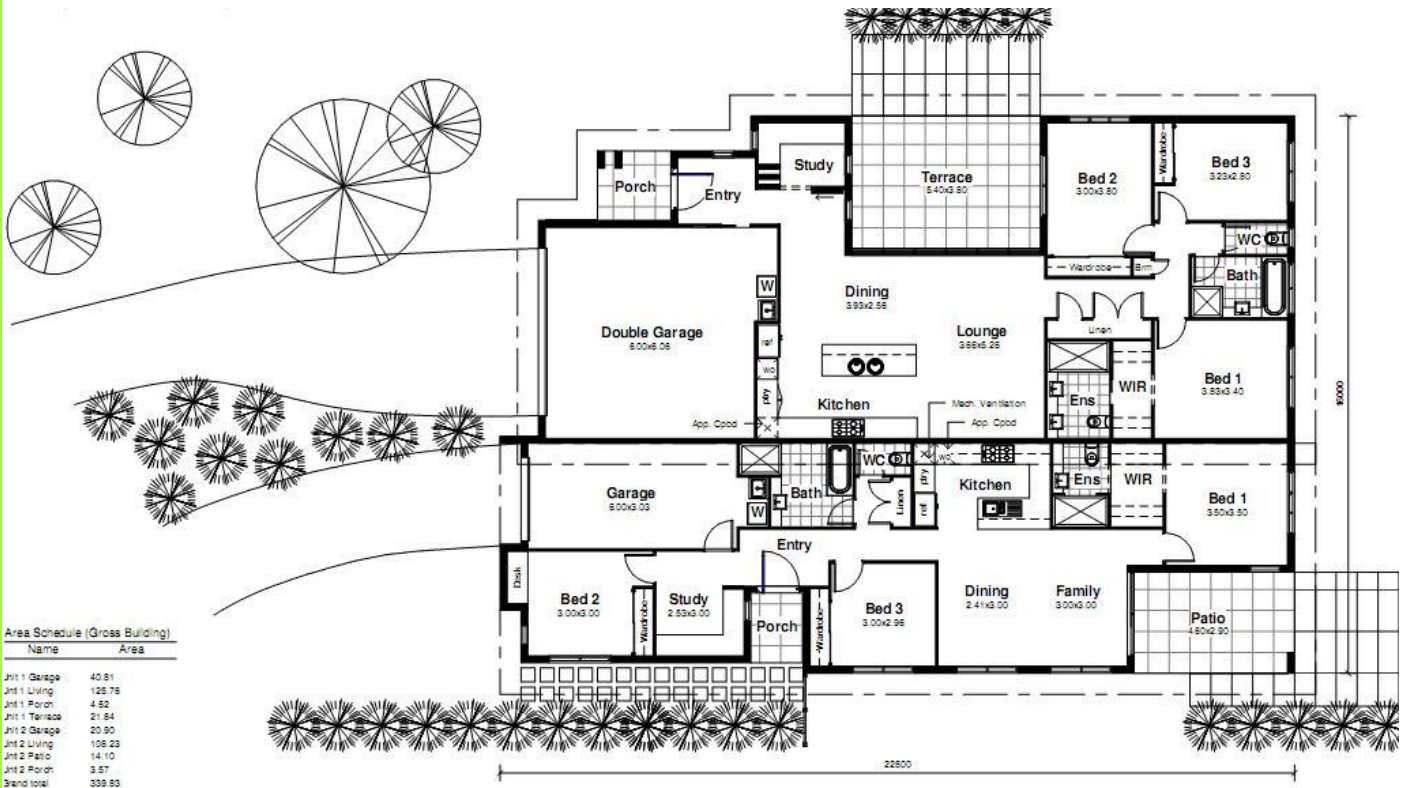
\$465,000 for Unit 1 \$375,000 for Unit 2



Front Elevation
1:100



Left Elevation
1:100



Area Schedule (Gross Building)

Name	Area
Jnt 1 Garage	40.81
Jnt 1 Living	125.78
Jnt 1 Porch	4.52
Jnt 1 Terrace	21.64
Jnt 2 Garage	20.90
Jnt 2 Living	108.23
Jnt 2 Patio	14.10
Jnt 2 Porch	3.57
Grand total	339.53

.Ground Floor

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Contact the Sales Office: **4038 3888** or sales@canopysedge.com.au

2 DWELLINGS ON SEPARATE TITLES

Specifications for Unit 1

Internal	126.76 sqm
Outdoor Patio	21.81 sqm
Garage	40.81 sqm
Porch	4.62 sqm
TOTAL HOUSE AREA	194.00 SQM

Specifications for Unit 2

Internal	108.23 sqm
Outdoor Patio	14.10 sqm
Garage	20.90 sqm
Porch	3.57 sqm
TOTAL HOUSE AREA	146.8 SQM

TOTAL DWELLING AREA 340.8 SQM

Inclusions;

- Quality fixtures and fittings
- 3 Bedrooms plus study
- 2 Bathrooms - Main with bath & shower
- Master bedroom ensuite with walk-robos and double basin sink in unit 1
- Outdoor Undercover Patio with great views
- Remote Garage with laundry
- High Speed Fibre Optic internet and TV
- 2.6m ceilings internal
- 2.8 ceilings to garage, porch, external living area
- Includes landscaping, turf, letterbox, clothes line and security screens

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