



AVA TERRACES

Citystyle meets lifestyle.

PLANS AND INCLUSIONS



## FEATURES

- Internal spaces designed to maximise North light.
- Open plan living with double height stairwells.
- Private access laneway to provide a vibrant community street.
- Covered entrances, separate garage and storage enclosures.
- Views across Alarah Parkland or Alarah Boulevard.

Alarah Park - Open Space

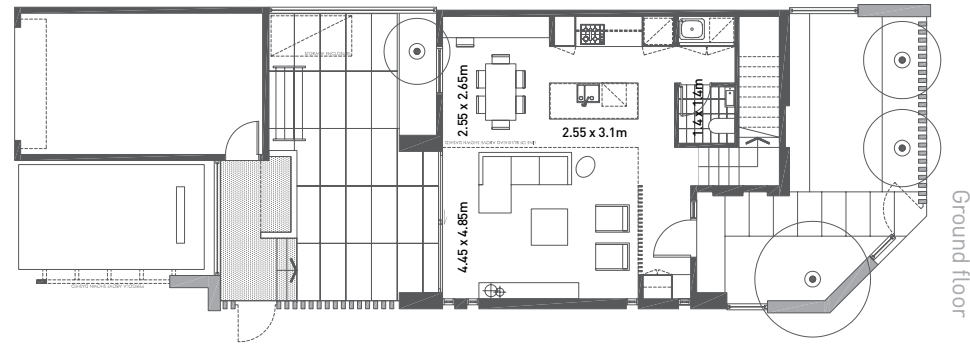


City Vista Circuit

Ercloune Court

Alarah Boulevard

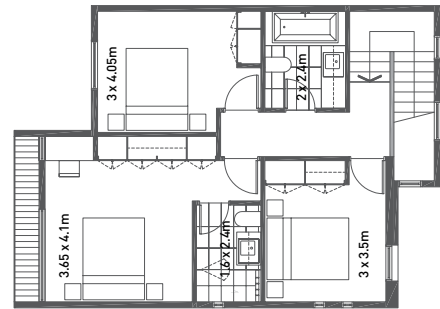




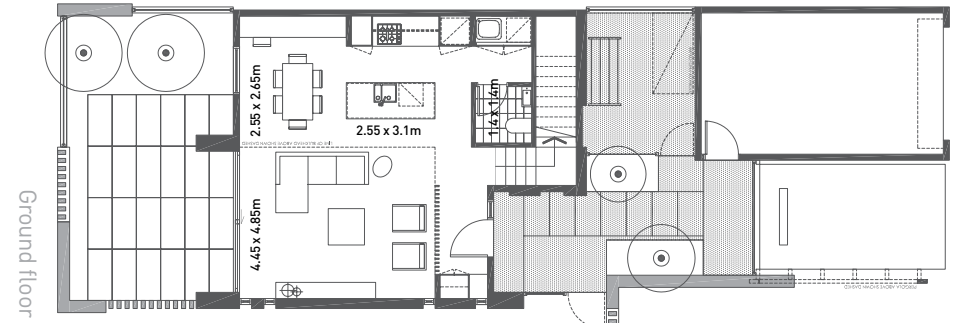
Ground floor

**TYPE A - CORNER 3 BEDROOM  
2.5 BATHROOM + 2 CARS**

Terrace size	125.35m <sup>2</sup>
Front Yard	27.90m <sup>2</sup>
Back Courtyard	35.50m <sup>2</sup>
Garage	23.45m <sup>2</sup>
Second Car Space	4.6m x 2.5m
Storage Enclosure	2.1m x 2m x 2m(H)
<b>Total space</b>	<b>212.20m<sup>2</sup></b>



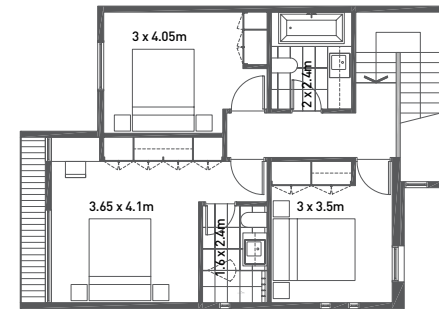
First floor



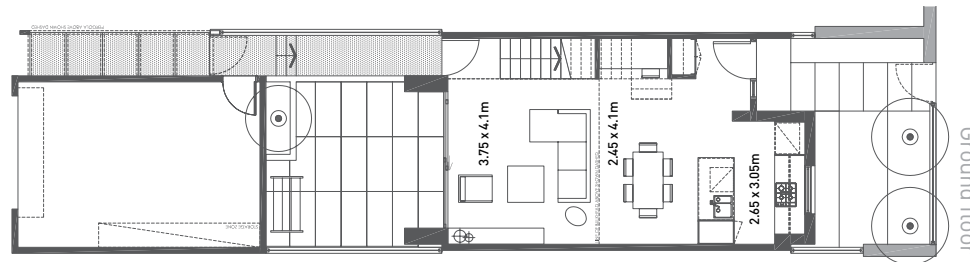
Ground floor

**TYPE D - CORNER 3 BEDROOM  
2.5 BATHROOM + 2 CARS**

Terrace size	125.35m <sup>2</sup>
Front Yard	18.0m <sup>2</sup>
Back Courtyard	32.60m <sup>2</sup>
Service Yard	10.0m <sup>2</sup>
Garage	23.50m <sup>2</sup>
Second Car Space	4.6m x 2.5m
Storage Enclosure	2.1m x 2m x 2m(H)
<b>Total Space</b>	<b>209.45m<sup>2</sup></b>



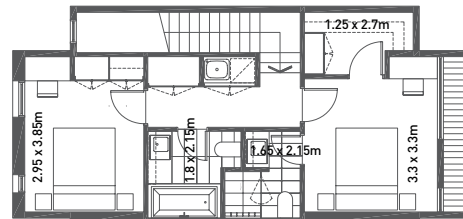
First floor



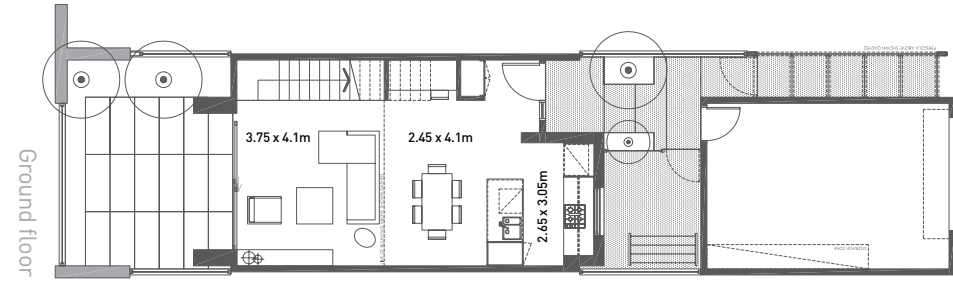
Ground floor

**TYPE B - 2 BEDROOM  
2 BATHROOM + 1 CAR**

Terrace size	101.80m <sup>2</sup>
Front Yard	19.10m <sup>2</sup>
Back Courtyard	25.0m <sup>2</sup>
Garage	27.25m <sup>2</sup>
Storage Zone	4m x 0.6m x 2.2m(H)
<b>Total Space</b>	<b>173.15m<sup>2</sup></b>



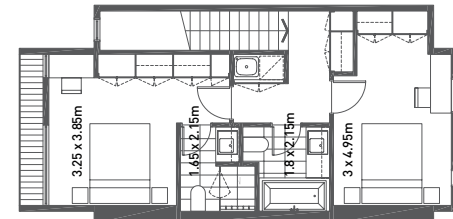
First floor



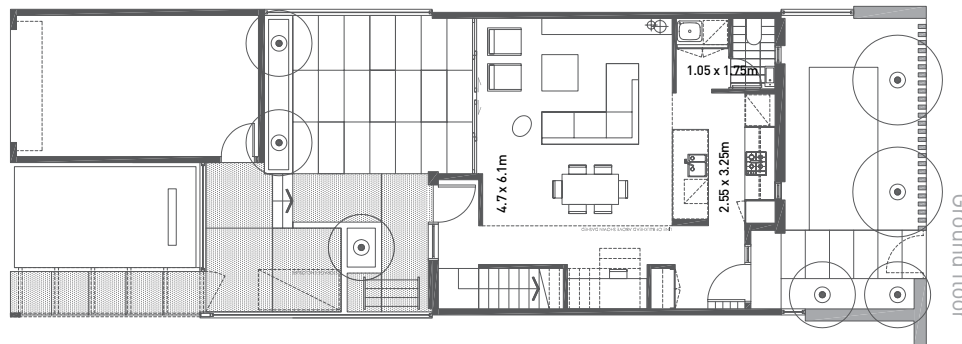
Ground floor

**TYPE E - 2 BEDROOM  
2 BATHROOM + 1 CAR**

Terrace Size	101.85m <sup>2</sup>
Front Yard	9.90m <sup>2</sup>
Back Courtyard	23.50m <sup>2</sup>
Service Yard	7.40m <sup>2</sup>
Garage	27.25m <sup>2</sup>
Storage Zone	4m x 0.6m x 2.2m(H)
<b>Total Space</b>	<b>169.90m<sup>2</sup></b>



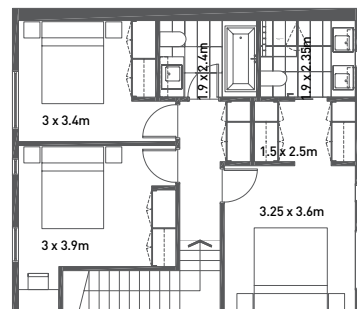
First floor



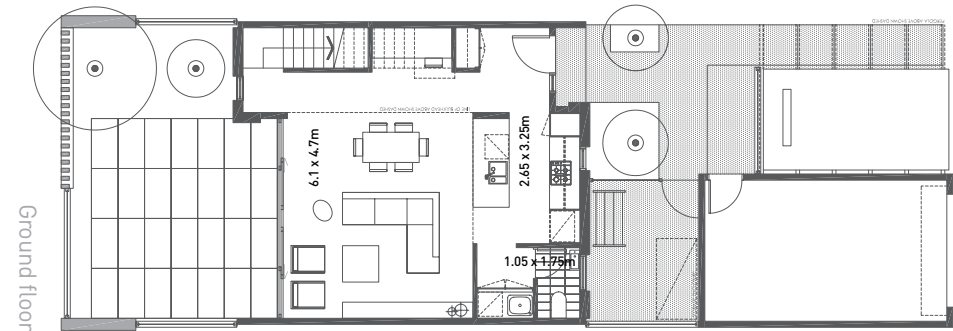
Ground floor

**TYPE C - 3 BEDROOM  
2.5 BATHROOM + 2 CARS**

Terrace size	125.10m <sup>2</sup>
Front Yard	28.10m <sup>2</sup>
Back Courtyard	40.30m <sup>2</sup>
Garage	23.45m <sup>2</sup>
Second Car Space	4.6m x 2.5m
Storage Enclosure	2.1m x 2m x 2m(H)
<b>Total Space</b>	<b>216.95m<sup>2</sup></b>



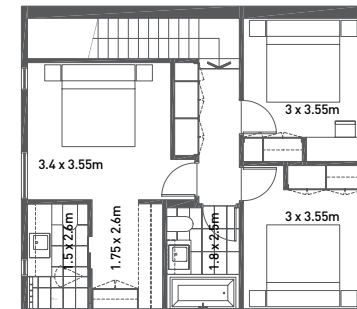
First floor



Ground floor

**TYPE F - 3 BEDROOM  
2.5 BATHROOM + 2 CARS**

Terrace Size	123.90m <sup>2</sup>
Front Yard	22.30m <sup>2</sup>
Back Courtyard	36.70m <sup>2</sup>
Service Yard	10.40m <sup>2</sup>
Garage	23.50m <sup>2</sup>
Second Car Space	4.6m x 2.5m
Storage Enclosure	2.1m x 2m x 2m(H)
<b>Total Space</b>	<b>216.80m<sup>2</sup></b>



First floor



## INCLUSIONS

### Kitchen

- Polished quartz bench tops
- Glass splashback
- 600mm Technika wall oven
- 700mm Technika five burner hot plate
- Technika undermount rangehood
- Technika dishwasher
- Franke sink with designer sink mixer

### Bathroom

- Polished quartz bench tops
- Frameless glass shower screens
- Calais deluxe soft close toilet suites
- Designer phoenix tapware

### Laundry

- Polished quartz bench tops
- Stainless steel sink
- Underbench cupboards

### Internal Walls and Ceiling

- Painted plaster walls including feature walls
- Square set ceilings throughout

### Windows and External Doors

- Stegbar powder coated aluminium windows
- Stegbar sliding doors to outdoor living
- Double glazed or equivalent glazing

### Robes and Shelving

- Sliding doors to robes and shelves
- Drawers, hanging rails and adjustable shelving to robes

### Floor Finishes

- Polished hardwood timber stairs
- Wool blend carpet to bedrooms
- Designer tiles to living and wet areas

### Heating and Cooling

- Fully ducted heating throughout
- Split system heating and cooling unit to downstairs living

### Environmental Extras

- Solar hot water system
- Recycled water to toilets and garden
- LED low wattage downlights
- Permeable pavers to outdoor living areas

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Alarah

Position perfect.

 Wolfdenebuilt

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