



**Lot 31A Greenview Parade The Ponds NSW**

4 2 2

Are you looking for a perfect home for your Family in the future? If the answer is yes, then don't miss out this rare opportunity to secure a brand new house with exceptional quality and elegant presentation. It's located at a premier position close to schools, traffics and easy way to Shopping malls.

**Features:**

- ? Flexible layout creates a selection of spacious living zones
- ? 4 Spacious bedrooms with built-in Wardrobes
- ? The State of Art-Fittings, qualities appliances, timber floor
- ? High ceilings and exquisite tiling
- ? Video intercom and alarm system
- ? Lock-up garages
- ? Deducted air conditioning
- ? Minutes walking distance to Riverbank Public School
- ? Around 5 mins driving distance to The Ponds Shopping

**Price** : Under Contract

**View** : <https://www.spgr.com.au/6107636>



**Successful Properties**  
9688 2097



**Tingting Li**  
9688 2097



TOTAL LOT AREA

250m<sup>2</sup>

8.2m x 29.3 m

DS - SG LOT 31

FLOOR PLANS (m<sup>2</sup>)

Ground Floor (Incl. Garage, Alfresco & Porch & Granny)

136 m<sup>2</sup>

First Floor (Incl. Balcony)

128 m<sup>2</sup>

Open space (Incl. Back & Front & Courtyard)

114 m<sup>2</sup>



LOT PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Area quoted to be used as guide only. This plan is for illustration purposes only. All information contained is gathered from sources deemed to be reliable. We have no doubt it is accurate however we cannot guarantee it. Areas are subject to final survey. Layout may change due to final council approval. The marketing plan and strata plan area will vary because of the different methods of calculation adopted. The marketing plan area is based on the floor area while the strata plan area is based on Strata Schemes (Freehold Development) Act 1975. Note: (Stove), (Refr), (Wash), Bath, Laundry, Dishwasher & Kitchen, Dishwasher, TV and other items such as crockery, sofa, study desk, TV units & beds are not included as part of sale. Windows and doors sizes are indicated and subject to change based on legislative approval.

GREENVIEW PARADE  
106-110 HAMBLEDON RD.  
4 BEDROOM  
1 BALCONY

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