



**1/1A Lucas Road Seven Hills NSW**

**3** **3** **2**

Brand new 3 bedroom dual level Town Homes offering contemporary lifestyle living and a sense of space conveniently located close to facilities catering to the modern lifestyle.

Within walking distance to Seven Hills train station!

These full turn key homes offer:

- \* 3 bedroom attached Town Homes
- \* Functional open plan living and dining area
- \* Basement level car park
- \* Striking kitchen complete with gas cook top, stone bench tops & dishwasher
- \* Bedroom and full bathroom downstairs, ideal for in-laws, teens or guests\*
- \* Spacious bedrooms upstairs
- \* En suite to master suite and built-in robe
- \* Robes to all bedrooms

**Price** : Under Contract

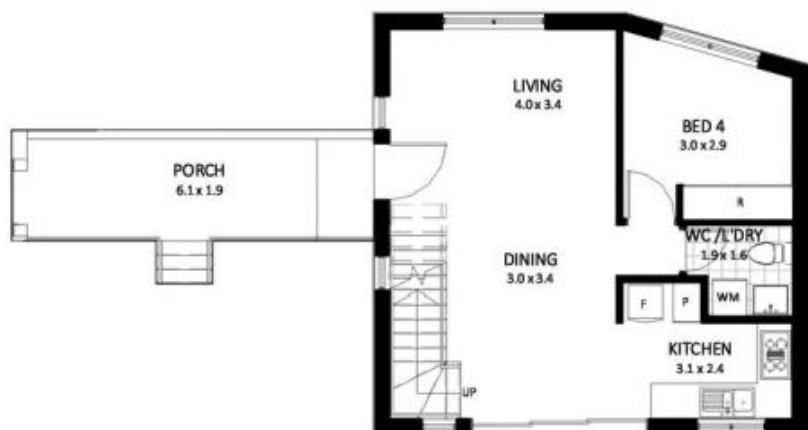
**View** : <https://www.spgr.com.au/6108051>



**Successful Properties**  
**9688 2097**



**Wenzhuo (Alice) Wang**  
**0432182273**



### GROUND FLOOR



3D VIEW



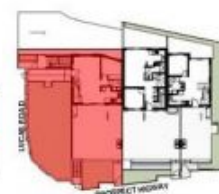
### FIRST FLOOR



## PROPERTY PLAN



				GROUND FLOOR	FIRST FLOOR (INC BALCONY)	PORCH	BACKYARD (INC PATIO)	GARAGE (INC STORAGE IN BASEMENT)	TOTAL AREA
4	2	2	-	55 m <sup>2</sup>	92 m <sup>2</sup>	10 m <sup>2</sup>	155 m <sup>2</sup>	33 m <sup>2</sup>	345 m <sup>2</sup>



## SITE PLAN

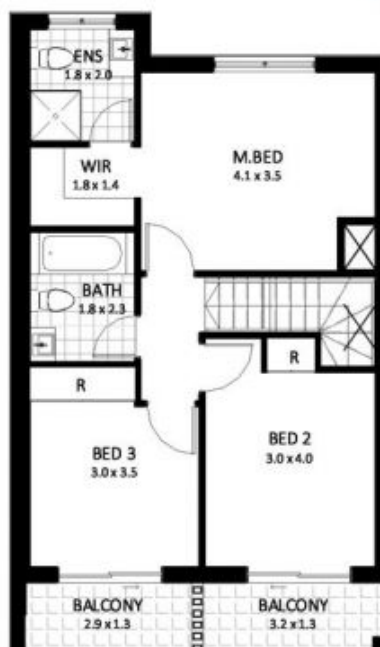
All areas quoted to be used as guide only. This plan is for illustrative purposes only. All information contained herein gathered from sources deemed to be reliable. We have no doubt it is accurate however we cannot warrant its accuracy. Areas are subject to final survey. Layout may change due to final council approval. The marketing plan and gross plot area will vary because of the different methods of calculation adopted. The marketing plan area is based on ground floor area while the gross area is based on Schaefer's Freehold Development Act 2017. Note: Street(s), Road(s), Limited, both fixtures, laundry fixtures & kitchen fixtures features, here part of lease package. Two and other items such as electrical, etc., study desk, Toilets & beds are not included as parts of area. Windows and doors come in alternative and subject to change based on legislative approval.



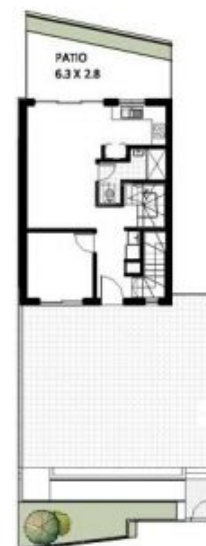
3D VIEW



### GROUND FLOOR



### FIRST FLOOR



## PROPERTY PLAN



				GROUND FLOOR	FIRST FLOOR (INC BALCONY)	PORCH	BACKYARD (INC PATIO)	GARAGE (INC STORAGE IN BASEMENT)	TOTAL AREA
4	3	2	-	61 m <sup>2</sup>	71 m <sup>2</sup>	62 m <sup>2</sup>	20 m <sup>2</sup>	40 m <sup>2</sup>	254 m <sup>2</sup>

We warrant that the information is accurate and complete to the best of our knowledge. We warrant that the information is not misleading, deceptive, or fraudulent. We warrant that the information is not in violation of any applicable law, regulation, or contract. We warrant that the information is not in violation of any applicable policy, procedure, or standard. We warrant that the information is not in violation of any applicable code of ethics or conduct. We warrant that the information is not in violation of any applicable law, regulation, or contract. We warrant that the information is not in violation of any applicable policy, procedure, or standard. We warrant that the information is not in violation of any applicable code of ethics or conduct.



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