



**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

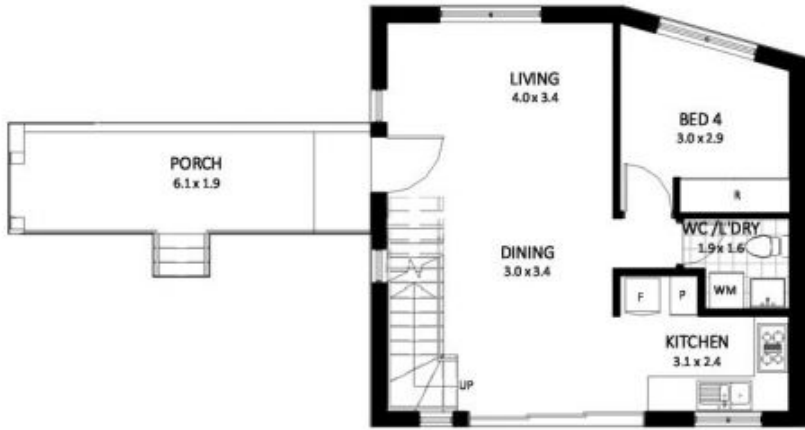
**View** : <https://www.spgr.com.au/6108051>



**Successful Properties**  
9688 2097



**Wenzhuo (alice) Wang**  
0432182273



**GROUND FLOOR**



**3D VIEW**



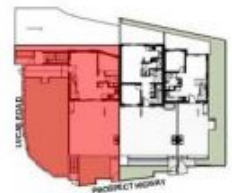
**FIRST FLOOR**



**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**

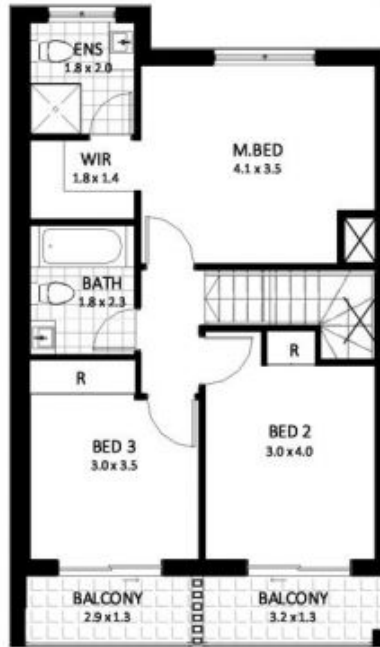
Area quoted to be used as guide only. This plan is for illustrative purposes only. All information contained is gathered from sources deemed to be reliable. We have no doubt it is accurate however we cannot guarantee it. Areas are subject to final survey. Layout may change due to final council approval. The marketing plan and area plan are only indicative of the other methods of calculation adopted. The marketing plan area is based on gross floor area while the area plan is based on Gross Saleable (Proposed Development) Area (GSA). Area (GSA) includes all areas, laundry, storage, kitchen, laundry, home office, home gym, home theatre, TV and other areas such as corridors, lifts, study desk, TV units & beds are not included as part of sale. Windows and doors come as inclusive and subject to change based on legislative approval.



3D VIEW



GROUND FLOOR



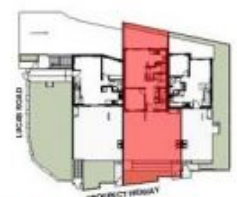
FIRST FLOOR



PROPERTY PLAN



GROUND FLOOR	FIRST FLOOR (INC BALCONY)	PORCH	BACKYARD (INC PATIO)	GARAGE (INC STORAGE IN BASEMENT)	TOTAL AREA
63 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>



SITE PLAN

Also quoted to be used as guide only. This plan is for illustrative purposes only. All information contained herein 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 cross plan areas will vary because of the different methods of calculation adopted. The marketing plan area is based on gross floor area while the cross area is based on Gross Site/Development Area (GSA, Grossed G, Beddli, Landed), bath tub area, laundry tub area, & hot fire chimney flues, some part of sales package. TV and other items such as oven, sink, study desk, TV units & beds are not included as part of sale. Windows and doors used are indicative and subject to change based on compliance approval.