



SPGR
成功地产
SUCCESSFUL PROPERTIES



15 Dalby Street The Ponds NSW

3 2 4

Are you looking for a perfect home for your Family NOW? 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 in a premier position with only minutes walking distance to schools, traffics and easy way to Shopping mall.

View : <https://www.spgr.com.au/6108450>

Features:

- The flexible layout creates a selection of spacious living zones.
- Suspended Concrete Slab
- 3 Spacious bedrooms, 2 bathrooms and extra toilet downstairs
- Master bedroom with en-suite and built in wardrobe
- State of Art-Fittings, qualities appliances, timber floor
- High ceilings and exquisite tiling



Successful Properties
9688 2097

<https://www.spgr.com.au>



TOTAL LOT AREA **250 m²**
14.3m x 17.7m

DS - DG LOT 70

FLOOR PLANS (m²)

Ground Floor (Incl. Garage, Alfresco & Porch) **119 m²**
12.80 SQUARES

First Floor(Incl. balcony) **85 m²**
9.14 SQUARES

Open space (Incl. Back & Front) **131 m²**

TOTAL AREAS (Ground Floor + First Floor) **204 m²**
21.95 SQUARES



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 areas while the strata plan area is based on Strata Schemes (Freehold Development) Act 1973. Note: Store(S), Robe(R), Linen(L), Bath fixtures, Laundry fixtures & Kitchen joinery fixtures, form part of sales package. TV and other items such as credenza, sofa, study desk, TV units & beds are not included as part of sale. Windows and doors sizes are indicative and subject to change based on legislative approval. **EXTRA CARPARK AND DRIVEWAY ARE SUBJECT TO CHANGE AS PER SITE CONDITIONS. ALSO STEPS MAY BE ADDED INSIDE OR OUTSIDE THE HOUSE AS PER SITE LEVELS.**