



3D VIEW - LIVING AREA



3D VIEW- KITCHEN



3D VIEW MASTERBEDROOM

106-110 Hambledon Road The Ponds NSW

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 in 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
- ? 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 to The Ponds Shopping Centre

View : <https://www.spgr.com.au/6158504>



Successful Properties
9688 2097



GROUND FLOOR PLAN – SINGLE STOREY/SINGLE GARAGE

| | | | | GROUND FLOOR (INC GARAGE, PATIO & PORCH) | OPEN SPACE (INC BACK/FRONT) | LOT AREA (9M WIDE) |
|---|---|---|---|---|--------------------------------|-----------------------|
| 3 | 2 | 1 | 1 | 158 m ² | 92 m ² | 250 m ² |



LOT 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 gross floor areas while the strata area is based on Strata Schemes (Freehold Development) Act 1973. Note: Storage, Linen, Bath, Kitchen, Laundry, and other items such as furniture, TV and other items such as furniture, 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. Steps and stairs are subject to change according to the site levels.