

3D VIEW - LIVING AREA



3D VIEW - LIVING AREA

## 80 Schofields 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 on a premier position close to schools, traffics and easy way to Shopping mall.

### Features:

- ? Flexible layout creates a selections of spacious living zones.
- ? 4 Spacious bedrooms and 3 of them with en-suites
- ? State of Art-Fittings, qualities appliances, timber floor
- ? High ceilings and exquisite tiling
- ? Video intercom and alarm system
- ? Double lock-up garages
- ? Deducted air conditioning
- ? Minutes walking distance to New Cudgegong Road train station





**View :** <https://www.spgr.com.au/6158508>



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



**TYPICAL FLOOR PLAN – FIRST FLOOR**

				GROUND FLOOR (INC GARAGE, PATIO & PORCH)	FIRST FLOOR (INC BALCONY, TERRACE)	OPEN SPACE (INC BACK/FRONT)	LOT AREA (8M WIDE)
4	3	2	2	225 m <sup>2</sup>	151 m <sup>2</sup>	157 m <sup>2</sup>	382 m <sup>2</sup>



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 Engineer's approval. The marketing plan and site plan area will vary because of the different methods of calculation adopted. The marketing plan area is based on gross floor areas while the site area is based on Strata Schemes (Residential Development) Act 1973. Note: Storage, Rumpus, Living, Bath, Kitchen, Laundry, and other features, form part of sales package. 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.

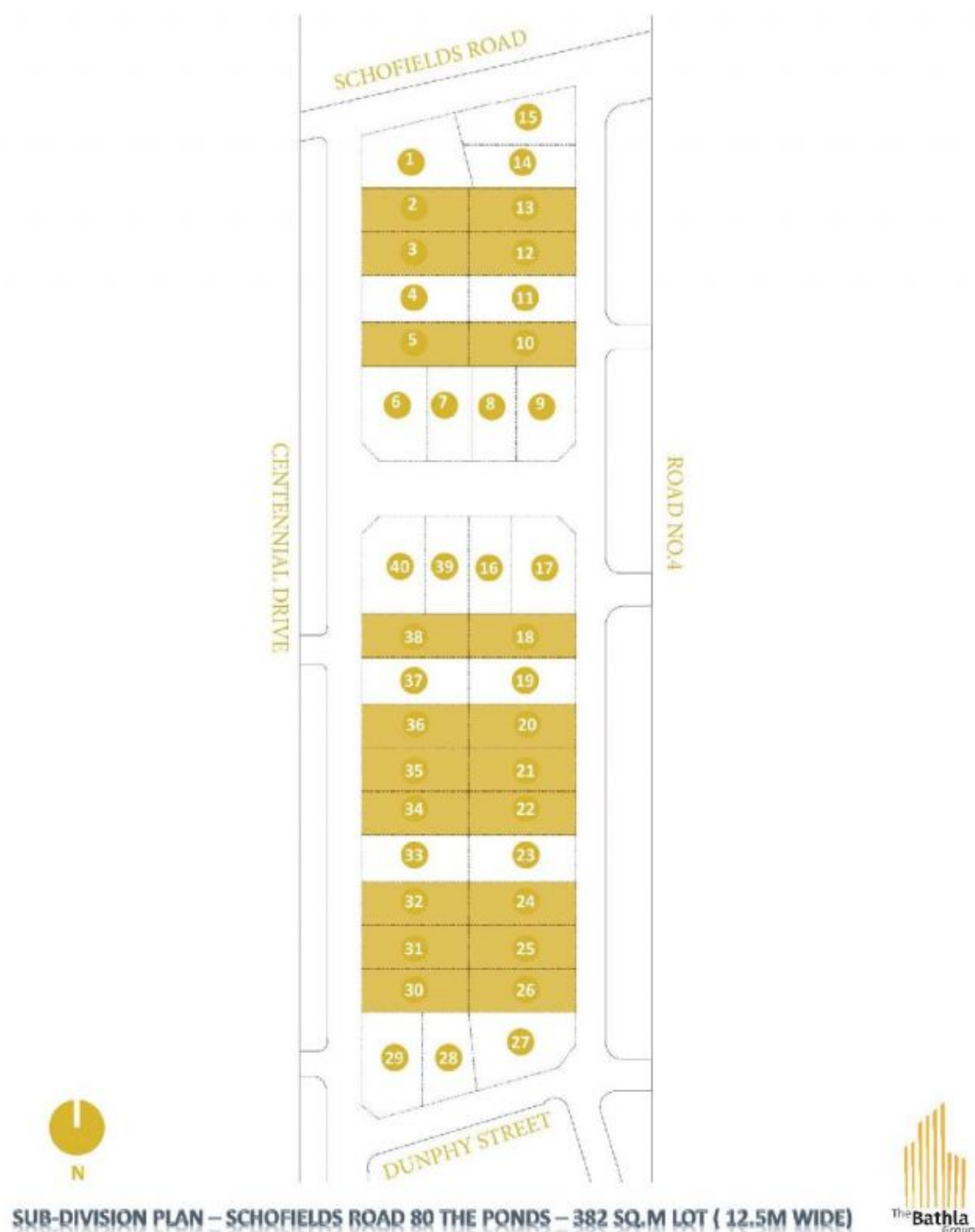


**TYPICAL FLOOR PLAN – GROUND FLOOR**

				GROUND FLOOR (INC GARAGE, PATIO & PORCH)	FIRST FLOOR (INC BALCONY, TERRACE)	OPEN SPACE (INC BACK/FRONT)	LOT AREA (9M WIDE)
4	3	2	2	225 m <sup>2</sup>	151 m <sup>2</sup>	157 m <sup>2</sup>	382 m <sup>2</sup>



*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 First Plan approval. The marketing plan and site plan area will vary because of the different methods of calculation adopted. The marketing plan area is based on gross floor areas while the site area is based on Strata Schemes (Residential Development) Act 1973. None. Storage, Rink, Liner, bath, furniture, laundry features & kitchen joinery features, form part of sales package. TV and other items such as ceiling, 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 legislation approval.*



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 Franchisee's 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 (Residential Development) Act 1973. Note: Storage(S), Rink(R), Liner(L), bath, furnace, laundry features & kitchen joinery features, form part of sales package. TV and other items such as refrigerator, 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.



**TYPICAL FLOOR PLAN – FIRST FLOOR**

				GROUND FLOOR (INC GARAGE, PATIO & PORCH)	FIRST FLOOR (INC BALCONY, TERRACE)	OPEN SPACE (INC BACK/FRONT)	LOT AREA (9M WIDE)
4	3	2	2	225 m <sup>2</sup>	151 m <sup>2</sup>	188 m <sup>2</sup>	413 m <sup>2</sup>



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 Engineer's approval. The marketing plan and site plan area will vary because of the different methods of calculation adopted. The marketing plan area is based on gross floor areas while the site area is based on Strata Schemes (Freehold Development) Act 1973. None. Storage(S), Rumpus(R), Living(L), Bath: fixtures, laundry fixtures & kitchen joinery fixtures, form part of sales package. TV and other items such as refrigerator, 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 legislation approval.





**TYPICAL FLOOR PLAN – GROUND FLOOR**

				GROUND FLOOR (INC GARAGE, PATIO & PORCH)	FIRST FLOOR (INC BALCONY, TERRACE)	OPEN SPACE (INC BACK/FRONT)	LOT AREA (9M WIDE)
4	3	2	2	225 m <sup>2</sup>	151 m <sup>2</sup>	158 m <sup>2</sup>	413 m <sup>2</sup>



*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 Engineer's approval. The marketing plan and site plan area will vary because of the different methods of calculation adopted. The marketing plan area is based on gross floor areas while the site area is based on Strata Schemes (Residential Development) Act 1973. Note: Storage, Rink, Liner(s), bath, furniture, bulky fixtures & kitchen joinery fixtures, form part of sales package. TV and other items such as refrigerator, 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 regulatory approval.*



**TYPICAL FLOOR PLAN – FIRST FLOOR – LOT 11, 19 & 23**

				GROUND FLOOR (INC GARAGE, PATIO & PORCH)	FIRST FLOOR (INC BALCONY, TERRACE)	OPEN SPACE (INC BACK/FRONT)	LOT AREA (9M WIDE)
4	4	2	2	235 m <sup>2</sup>	160 m <sup>2</sup>	178 m <sup>2</sup>	413 m <sup>2</sup>



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: Store(s), Robet(s), Linen(s), 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.



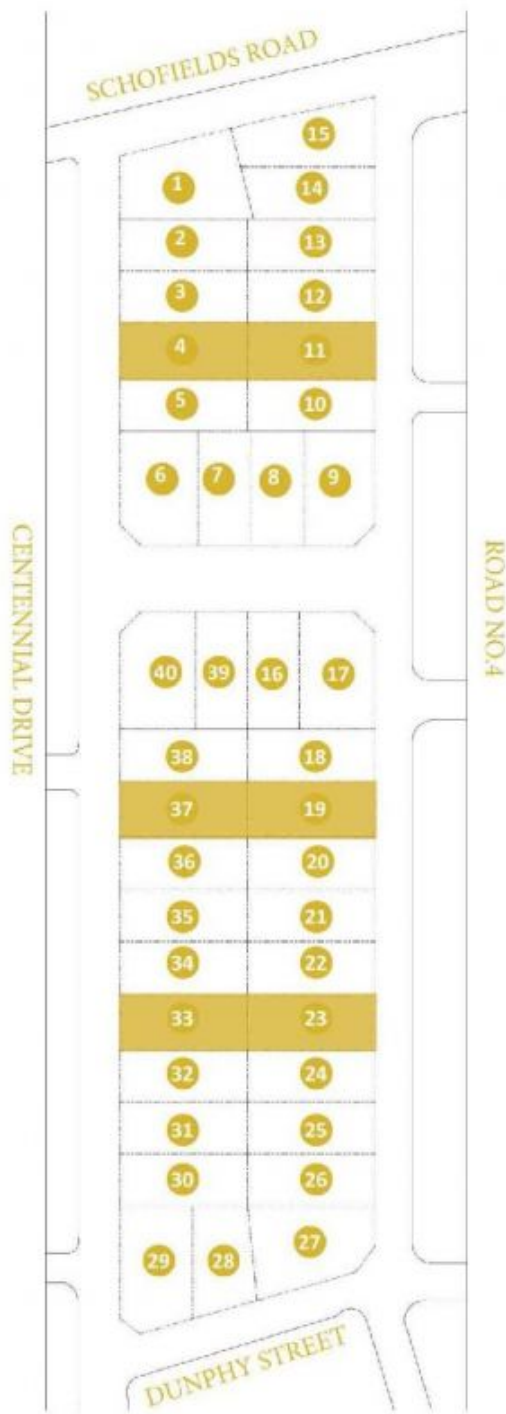
**TYPICAL FLOOR PLAN – GROUND FLOOR LOT 11, 19 & 23**

				GROUND FLOOR (INC GARAGE, PATIO & PORCH)	FIRST FLOOR (INC BALCONY, TERRACE)	OPEN SPACE (INC BACK/FRONT)	LOT AREA (9M WIDE)
4	4	2	2	235 m <sup>2</sup>	160 m <sup>2</sup>	178 m <sup>2</sup>	413 m <sup>2</sup>



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: Store(s), Robet(s), Linen(s), bath fixtures, laundry fixtures & kitchen joinery fixtures, form part of sales package. 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 indicative and subject to change based on legislative approval.





### SUB-DIVISION PLAN – SCHOFIELDS ROAD 80 THE PONDS – 413 SQ.M LOT ( 13.5M WIDE)



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: Store(s), Robet(s), Linen(s), bath fixtures, laundry fixtures & kitchen joinery fixtures, form part of sales package. 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 indicative and subject to change based on legislative approval.