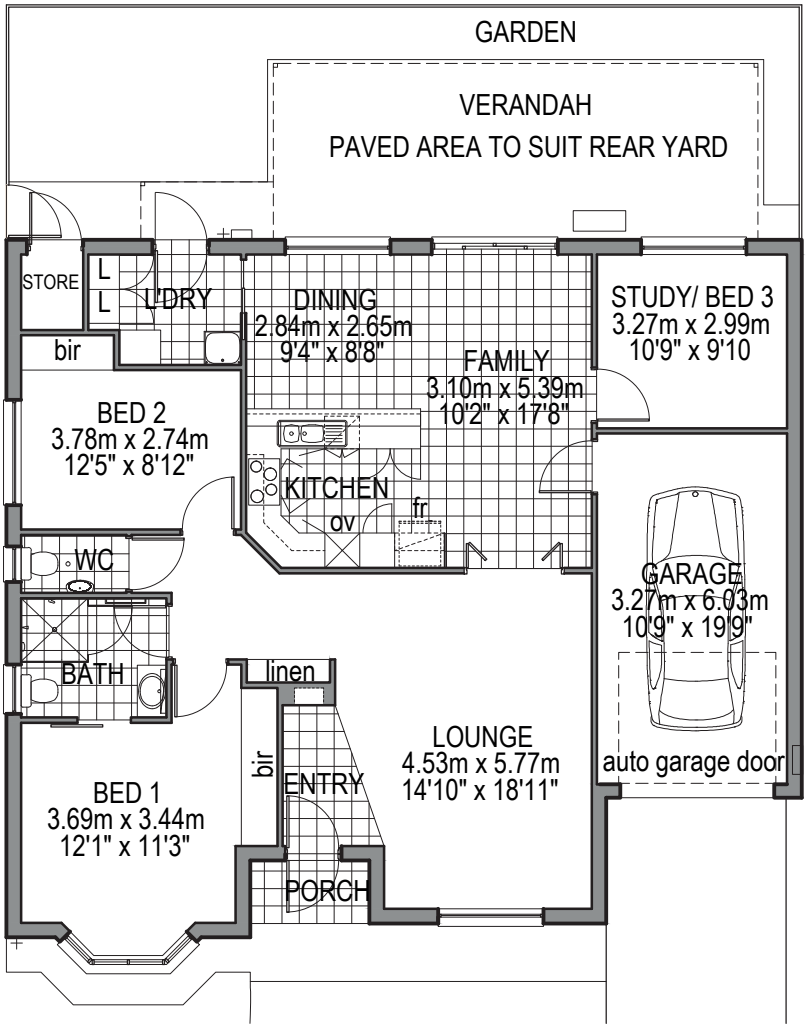
Dahlia

TYPE 3

3 Bedroom Villa + Single Garage





LIVING...	130.77m²	(14.07sq's)
GARAGE...	22.48m²	(2.41 sq's)
PORCH...	2.21m²	(0.23sq's)
TOTAL...	155.46m²	(16.73sq's)

Disclaimer: These plans are indicative only & subject to alteration. Final plans by agreement between the client & the company.

Angle Vale Gardens
RETIREMENT ESTATE

4 Fradd Road, Angle Vale, SA 5117 Ph. 08 8284 8801
info@anglevalegardens.com.au www.anglevalegardens.com.au

Villas

Standard Finishes and Inclusions

External Features

- Secure front gate entry with camera vision in villa
- Private rear yards
- Coloured concrete patterned paving to rear yard
- Rear yard ready for resident planting
- Outback verandah
- Lift Up Clothes line
- Colorbond Good Neighbour Fencing
- Gas Instant Hot Water Service
- Landscaped front garden
- Weatherproof GPO Powerpoint
- Security doors to front, rear and sliding glass door
- Automatic garage door

Internal Features

- 3 telephone / communication points
- 2 television points
- Smoke detectors / alarm
- Linen cupboard
- Aluminium windows
- Tiled entry, porch and dining
- Garage entry to villa
- Provision for NBN
- Ducted reverse-cycle air to Type 3
- Ceiling height 2700 (9ft) to Type 3
- Robe in Bed 2

Kitchen

- Modern kitchen
- Stainless steel fan forced oven
- Ceramic cooktop and range hood, stainless steel finish
- Pantry
- Ceramic tiles
- 1.5 bowl sink with flip mixer tap
- Provision for future dishwasher
- Small bin in sink bench cupboard

Bathrooms

- Exhaust fans / heat lamps
- Bathroom walls / floors tiled
- Pivot shower screens
- Mixer tap to shower and basin
-

Laundry

- Well sized laundry
- Storage cupboard
- Stainless steel tub
- Ceramic tiles

Angle Vale Gardens
RETIREMENT ESTATE

Disclaimer: These finishes and inclusions are indicative only & subject to alteration. Final finishes and inclusions by agreement between the client & the company.

4 Fradd Road, Angle Vale, SA 5117 Ph. 08 8284 8801 info@anglevalegardens.com.au www.anglevalegardens.com.au