

# The Yellow Gum

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# The Yellow Gum

## BELONG TO A VIBRANT, EXCLUSIVE COMMUNITY

This attractive one bedroom home offers plenty of living space, with an open plan kitchen and lounge and separate study come dining room or bedroom.






The alfresco area offers further options for entertaining. The comfortable bedroom has built-in robes across one wall and is located at the rear of the house for extra privacy.

The well sized bathroom/laundry makes good use of the space.





House	59m <sup>2</sup>
Alfresco	17.3m <sup>2</sup>
Carport	24.4m <sup>2</sup>
Store	4m <sup>2</sup>
<b>TOTAL</b>	<b>104.7m<sup>2</sup></b>

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All images and floor plans for illustration purposes only.  
 Prices correct as of April 2023 and subject to change without notice. Terms and conditions apply.



## INCLUSIONS

- Window treatments selected from our range
- Vinyl plank floors (commercial grade)
- Light fittings selected from our range
- Built-in robes in bedroom
- Silestone kitchen bench tops
- Large alfresco area
- Internal and external painting
- Ceramic basin
- Reece tapware
- Rangehood
- Paved driveway and crossover
- Clothesline
- Gas instant hot water
- Cladded storage shed
- Single Carport
- Front, rear and side landscaping and reticulation
- Delf door furniture
- Fully insulated equivalent to 6 Star rating



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