



morton.

Caddens 31 Midnight Avenue

3 2 2

LEASED after one open for \$595 pw! If you are a property owner and would like a free rental or sales market appraisal, please contact David Lipman 0409 663 535, david@morton.com.au.

Welcome to Caddens Hill, a new master planned family-friendly Estate, positioned just off the M4 and only 13 minutes' drive to Penrith. This brand new beautifully presented unfurnished three bedroom two-storey house is ideal for the family or friends that desire living space more than quantity of bedrooms. Boasting a huge backyard, four separate living spaces in addition to three bedrooms, two bathrooms plus two toilets, this house appeals to many and is ready to move in now!

- Grand entrance via a wide door opening to a hotel lobby-like landing, flowing to the carpeted dining, internal access to the single lock-up garage, tiled study nook, kitchen and living areas.
- Internal size of 4 bed house; who needs four bedrooms when

View

As advertised or by appointment

Agent

David Lipman

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Notes:
1. Dimensions shown are approx and should be verified on site.
2. Measured dimensions are to be taken in preference to stated dimensions.
3. All measurements are in mm unless otherwise stated.
4. Window sizes are nominal only. Final window sizes are to be verified on site by builder before commencement of work.

Icon Job Number: J/0546

Date:

Client: **ICON**

Job: **Proposed B/V Residence**

107.493 DP: 1229232
Midnight Avenue, Caddens Hill

Drawing: **Ground Floor Plan**

Scale: **1:100**

Date: **09-11-17**

Drawing No: **17353-1**

Sheet: **3/12**

Issue: **B**

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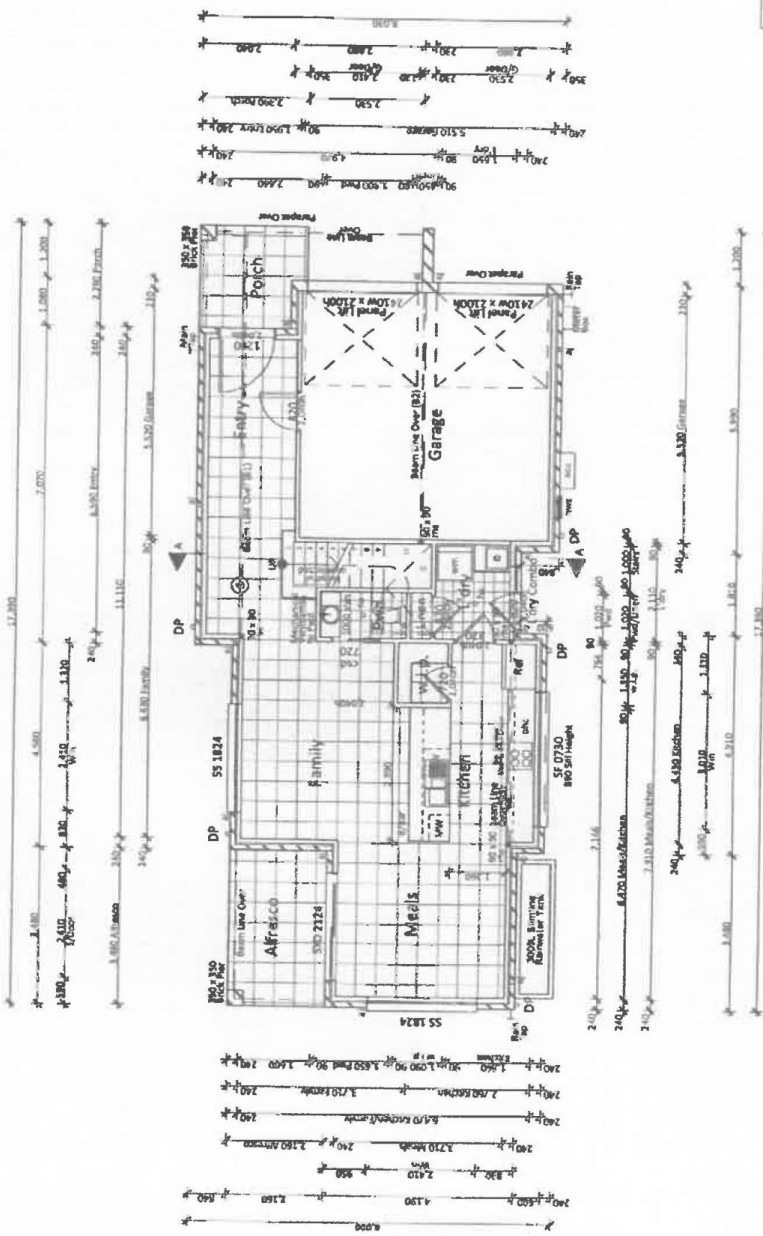


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- Legend:
- ACU - Air Conditioning Unit
 - AP - Air Pressure
 - BS - Bricks
 - D - Dryer
 - DP - Down Pipe
 - EP - External Power
 - EW - External Wall
 - FW - Floor Waste
 - GC - Gas Cooktop
 - LC - Laundry Chute
 - MC - Microwave Oven
 - OB - Obstacle
 - PC - Plasterboard
 - PS - Plasterboard
 - RS - Recessed Light
 - TS - Trench
 - VS - Vanity
 - W - Wall
 - W - Window
 - W - Work in Progress
 - W - Working Section

Images made by person in the field



Ground Floor Plan
1:100

Floor Area	
Upper Floor	85.10
Ground Floor	73.52
Garage	34.38
Afrisco	7.52
Porch	5.07
Total	205.60 m²