



**morton.**

**Caddens** 31 Midnight Avenue

 3  2  2

**View**

As advertised or by appointment

**Agent**

**David Lipman**

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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

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Scale: 1:200

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 to be verified on site by builder before commencement of work.

Icon Job Number: J/0546

Date: \_\_\_\_\_

Client: **ICON**

Job: **Proposed B/V Residence**

LOT: 492 DP: 1229232  
**Midnight Avenue, Caddens Hill**

Drawing: **Ground Floor Plan**

Scale: **1:100**

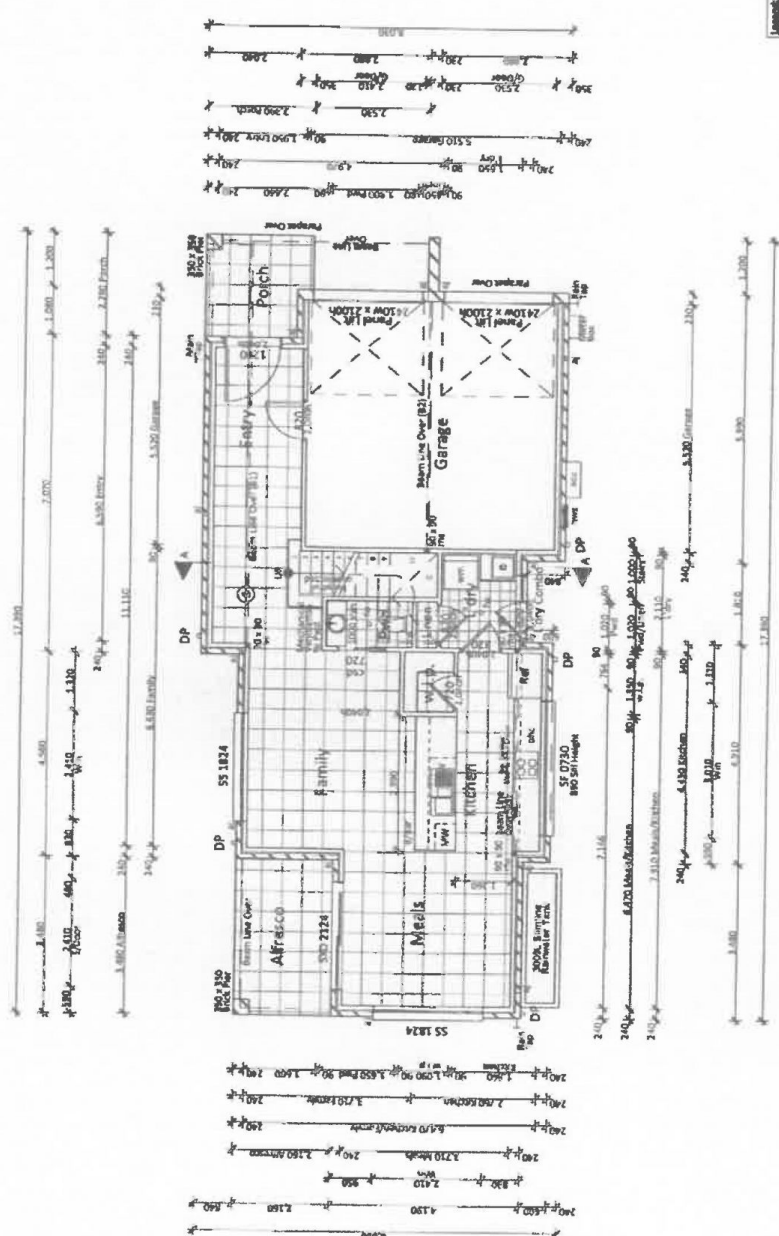
Date: **09-11-17**

Drawing No: **17353-1**

Sheet: **3/12**

Issue: **B**

Legend:  
 ACU - Air Conditioning Unit  
 B - Bathroom  
 B.V. - Bedroom  
 C - Carport  
 D - Drive  
 DW - Downstairs  
 E - Entrance  
 E.H. - Exhaust  
 F.P. - Floor Plate  
 G.C. - Laundry Chute  
 G.S. - Gas  
 H.M. - Microwave Oven  
 H.O. - Hob  
 I.C. - Island Cabinet  
 I.S. - Island Sink  
 I.T. - Island Tap  
 K - Kitchen  
 L - Living  
 M - Man  
 M.O. - Mem. Line Over (B3)  
 M.S. - Mem. Stone  
 N - Nook  
 P - Porch  
 P.L. - Panel Lit.  
 P.O. - Panel Over  
 P.P. - Panel Plaster  
 P.S. - Panel Stone  
 P.T. - Panel Tile  
 R - Recessed Light  
 S - Stair  
 S.C. - Stair Cabinet  
 S.F. - Stair Frame  
 S.H. - Stair Handrail  
 S.L. - Stair Landing  
 S.P. - Stair Post  
 S.T. - Stair Tread  
 S.W. - Stair Wall  
 S.Y. - Stair Yoke  
 T - Toilet  
 T.C. - Toilet Cistern  
 T.L. - Towel Linen  
 T.V. - T.V.  
 V - Vanity  
 V.L. - Vanity Linen  
 W.C. - Wash to Pottery  
 W.I. - Wash to Inlet  
 W.P. - Washing Machine



Ground Floor Plan  
 1:100

Floor Area	Area
Upper Floor	85.10
Ground Floor	73.52
Garage	34.39
Afrisco	7.52
Porch	5.07
<b>Total</b>	<b>205.60 m<sup>2</sup></b>

*Signature*