

Artist Impression Only  
Indicative Of Finish



Lifestyle Photo



Lifestyle Photo

1/235B Sawtell Road BOAMBEE EAST, NSW



### "Brand New High Quality Villa"

Secure this brand new 3 bedroom, 2 bathroom high quality villa. Featuring open plan living & dining area, stunning kitchen with engineered stone bench tops & stainless steel appliances, main bedroom with ensuite, covered alfresco area and your own private level yard. This villa ticks all the boxes being new, modern design, on a flat block, strata titled, pet friendly and low maintenance, perfect for downsizers, small families and couples. Fantastic location being only a 5 minute drive to shopping centres, beautiful Sawtell beaches, cafes & restaurants.

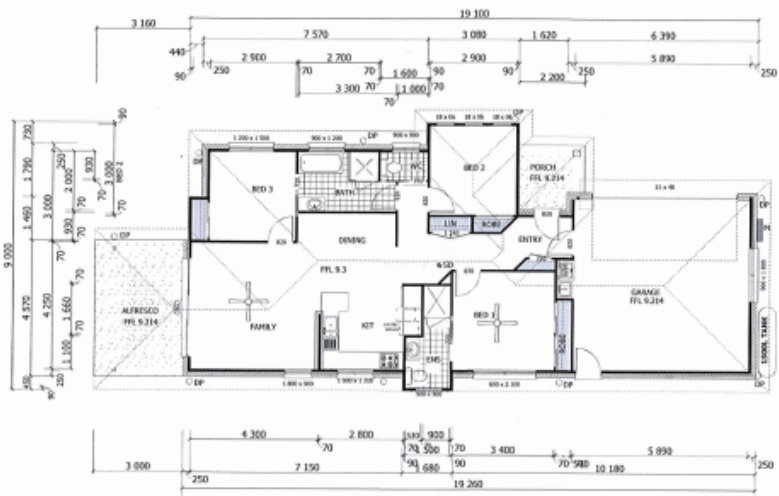
Price: \$475,000



**Shane Brooks**

0403 266 707

# HOUSE 2/235 B



AREA SCHEDULE	
NAME	AREA
LIVING	330 sq m
GARAGE	36.29 sq m
ALFRESCO	3.32 sq m
PORCH	3.63 sq m
<b>TOTAL</b>	<b>151.24 M<sup>2</sup></b>

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CLIENT: J ELVERY  
 JOB: 2255 SWATTEL ROAD  
 LOCATION: BOMBOEE EAST

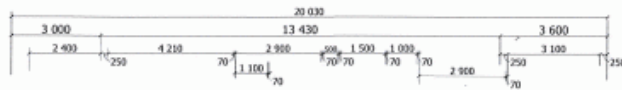
Monday, 27 June 2015  
 SCALE: 1:100  
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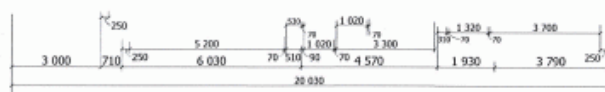
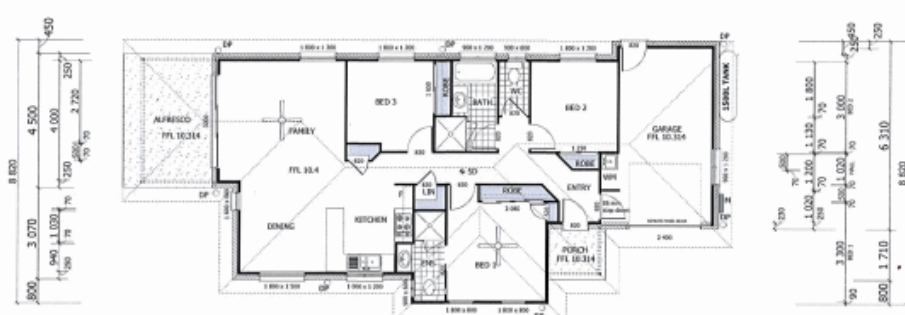


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# HOUSE 2/235 A



AREAS	
LIVING	99.89 M <sup>2</sup>
GARAGE	22.77 M <sup>2</sup>
ALFRESCO	10.06 M <sup>2</sup>
PORCH	2.71 M <sup>2</sup>
<b>TOTAL</b>	<b>135.41 M<sup>2</sup></b>



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CLIENT: J ELVERY	2-235A PLAN
JOB: 235A SHUTTLE ROAD	Monday, 27 June 2016
LOCATION: BOAHREE GATE	SCALE 1:100
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\*PLEASE TO SUPPLY ALL SERVICES AND MATERIALS PRIOR TO COMMENCEMENT OF CONSTRUCTION



**INSIGHT**  
design & drafting

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