

# ST JAMES PARK



Double garage



2.5 Bathrooms



4 Bedrooms



196 SQM



## ORCHARD 196

THE PROPERTY FEATURES EVERYTHING YOU NEED FOR COMFORTABLE LIVING. INTERIOR SPACES HAVE BEEN CAREFULLY PLANNED TO MAXIMIZE LIVING SPACE, WHILE CONNECTING SEAMLESSLY TO THE OUTDOORS.

### INCLUSIONS:

- ✓ Fixed site cost and BASIX;
- ✓ 2600 mm ceiling ground floor;
- ✓ Ducted air conditioner;
- ✓ Down-light package to Kitchen/Living;
- ✓ Caesarstone kitchen bench top;
- ✓ Carpet to bedrooms;
- ✓ Tiles to Living areas;
- ✓ Mirrored Sliding robes;
- ✓ Clothesline and Letter box;
- ✓ Turf front and backyard;
- ✓ Colored driveway;
- ✓ Six months completion;

### KEY FACTS:

- ✓ Double Storey
- ✓ 4 bedrooms
- ✓ 2.5 bathrooms
- ✓ Double Garage
- ✓ 196 Sq M
- ✓ Exterior width 8.60m
- ✓ Exterior length 14.55m



Paula James  
Sales & Marketing Manager  
m: 0413 518 807  
e: [pj@wjgroup.com.au](mailto:pj@wjgroup.com.au)  
[www.stjamespark.dev](http://www.stjamespark.dev)

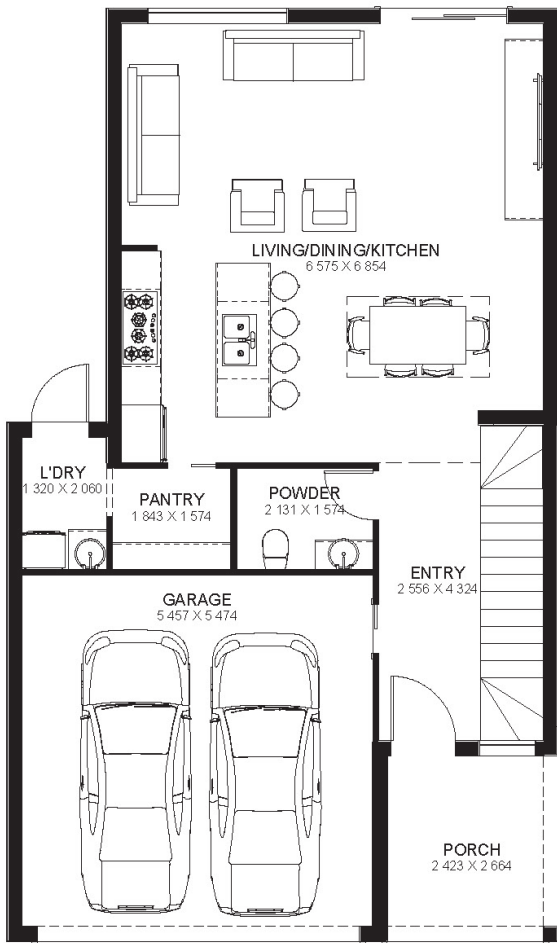


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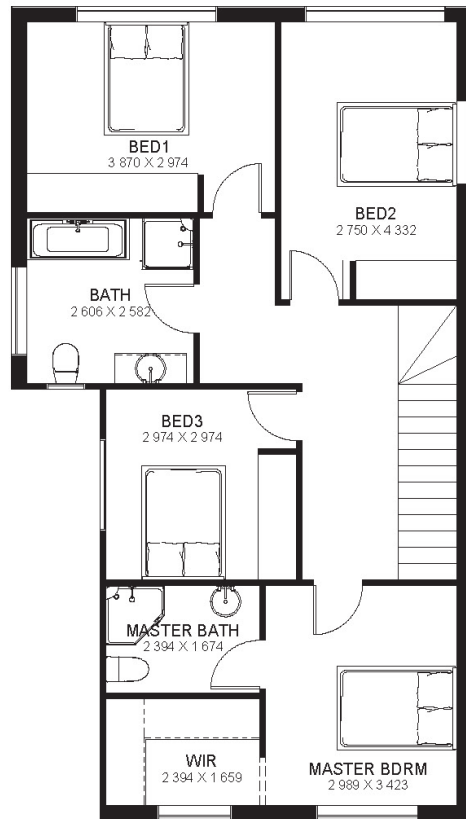
## ORCHARD



FLOOR AREAS	SQM
Ground Floor	115
First Floor	81
<b>TOTAL AREA</b>	<b>196</b>



**GROUND FLOOR**



**FIRST FLOOR**



Paula James  
Sales & Marketing Manager  
m: 0413 518 807  
e: [pj@wjgroup.com.au](mailto:pj@wjgroup.com.au)  
[www.stjamespark.dev](http://www.stjamespark.dev)



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