



# Brand new turnkey home.



ARCADIAN  
HILLS

**LOT 13 32 Squires Avenue, Cobbitty**  
Arcadian 242 with Lurus Facade

## \$1,300,000

Bedrooms



5

Bathrooms



2.5

Living



2

Parking



2

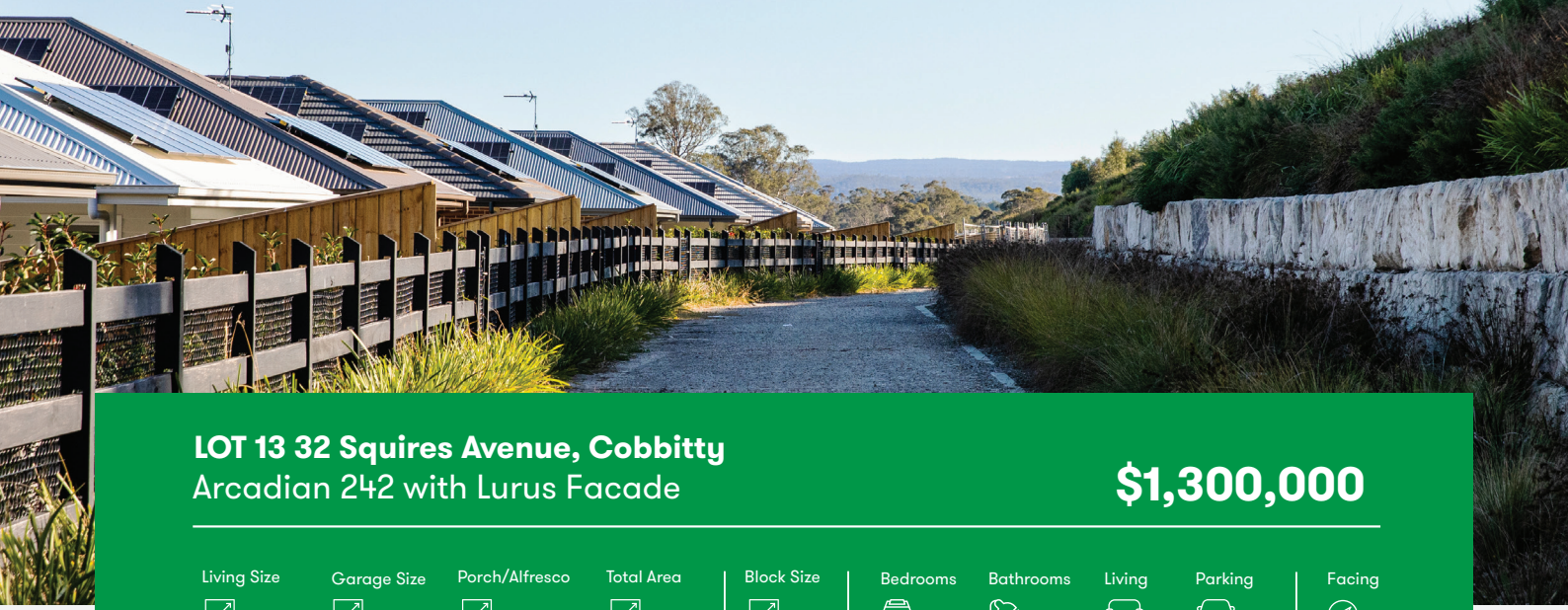
### Features

Inclusions that combine simplicity and sophistication.

- Open plan kitchen, dining, & living room
- Caesarstone stone kitchen & bathroom benchtops
- Contemporary timber laminate flooring in living areas
- Spacious main bedroom complete with ensuite & walk-in
- Built in robes to all bedrooms
- Solar panels
- Generous tiled alfresco entertaining area
- Ducted reverse cycle air-conditioning
- Blinds & flyscreens to all windows, and downlights throughout
- Fully fenced & landscaped
- Remote control garage door & much more!

Search AVJennings Arcadian Hills or call 131 878

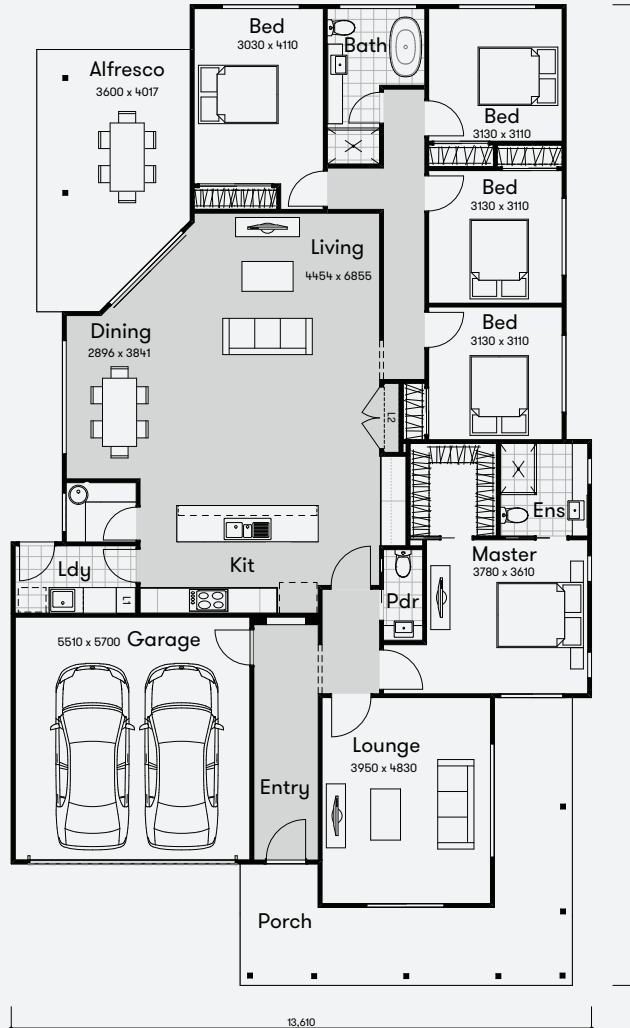
**AVJennings®**



**LOT 13 32 Squires Avenue, Cobbitty**  
**Arcadian 242 with Lurus Facade**

**\$1,300,000**

Living Size	Garage Size	Porch/Alfresco	Total Area	Block Size	Bedrooms	Bathrooms	Living	Parking	Facing
196m <sup>2</sup>	34m <sup>2</sup>	45m <sup>2</sup>	274m <sup>2</sup>	1,037m <sup>2</sup>	5	2.5	2	2	SE



Search AVJennings Arcadian Hills or call 131 878

**AVJennings®**

All images which appear in this brochure are indicative and may vary from the final product. All descriptions have been prepared in good faith and with due care however may be subject to change without notice at any time. Home exterior image including landscaping, colour and façade may not depict actual home at this address but is indicative of specific home design, and in the case of plans, may be mirror reversed for display purposes. All plans are copyright in whole and in part. Floor plans have been measured in accordance with The Property Council of Australia's Method of Measurement for Residential Property, save that voids have been excluded. The dimensions have been calculated in good faith, however actual dimensions may vary slightly from the dimensions shown. Purchasers should inform and assure themselves by inspection, independent advice or as otherwise necessary prior to purchase. No liability for negligence or otherwise is assumed by AVJennings Properties Limited or its related entities. ©Registered Trademark. ©AVJennings Properties Limited. ABN 50 004 601 503. NSW Builders Licence 39168C.