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## Wirra Release

### House & Land



Artist Impression

# Noarlunga

Live life your way

**Lots 199, 200**  
Warri Lane

Designed to optimise space and with easy everyday upkeep in mind, this two-storey, three-bedroom home keeps life simple.

With off-street space for a second car, entry is off Warri Lane through a sheltered porch or directly from the garage. Passing the downstairs powder room and European laundry, you're met with the open-plan living, dining and kitchen area, which leads out to a rear courtyard.

Upstairs there are the three bedrooms, each with a built-in robe. Along with the bathroom, complete with full-sized bath and separate WC, this floor offers access to a generous balcony that runs the full width of the home and overlooks one of Noarlunga's green spaces.

With its easy, low-maintenance lifestyle and all the best of Noarlunga right on the doorstep, this home makes an ideal choice for a any family.

# Lot 199 Lot 200

## Key Features

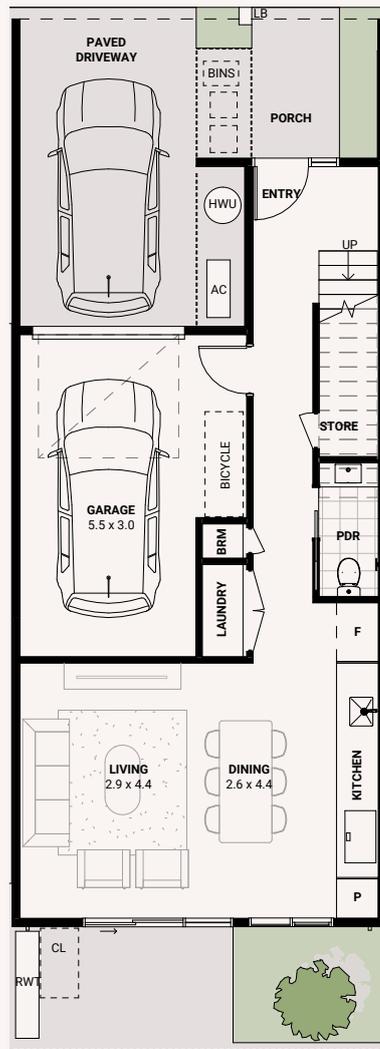
- Built-in robes to all bedrooms
- Black and stainless steel appliances
- Balcony that overlooks reserve
- Custom-designed joinery throughout
- Wall-mounted split-system air conditioning to living room
- Timber laminate flooring and plush carpets in bedrooms
- Choice of colour schemes, selections and upgrades available

## Area Size

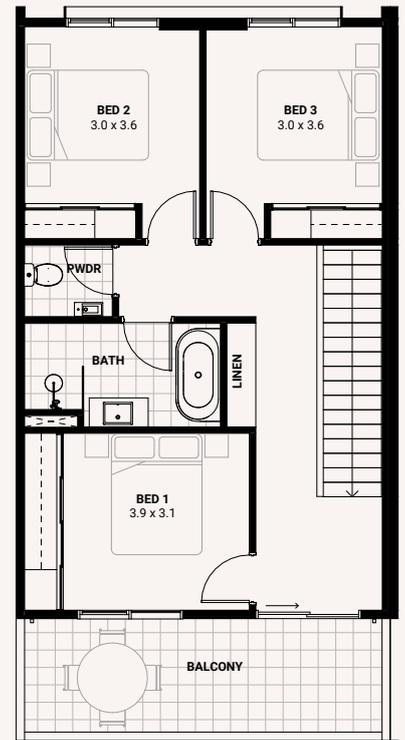
Ground Living	53.4m <sup>2</sup>
Upper Living	66.2m <sup>2</sup>
Porch	5.8m <sup>2</sup>
Balcony	13.7m <sup>2</sup>
Garage	20.8m <sup>2</sup>
Carpot	20.9m <sup>2</sup>
<b>Total</b>	<b>180.8m<sup>2</sup></b>
<b>Land size</b>	<b>115m<sup>2</sup></b>



WARRI LANE



GROUND FLOOR



FIRST FLOOR

Floorplan and render are of Lot 199



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