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**Wirra Release**

House & Land



# Noarlunga

Live life your way

**Lots 194, 195**  
Warri Lane

Smartly designed over two storeys, this two-bedroom home puts convenience front and centre.

With front access off Warri Lane through a sheltered porch or directly from the garage, this level features the European laundry and a generous linen cupboard, along with the master bedroom complete with built-in robe and elegant ensuite. You'll also enjoy access to a well-proportioned rear courtyard.

Upstairs, there is a study nook, the second bedroom with built-in robe, a bathroom and the open-plan living, dining and kitchen space, which flows out to a generous balcony overlooking one of Noarlunga's green spaces.

Combining style with low-maintenance living, this is a home that gives you time to enjoy all the wonders of Noarlunga that surround you.

# Lot 194

# Lot 195

WARRI LANE

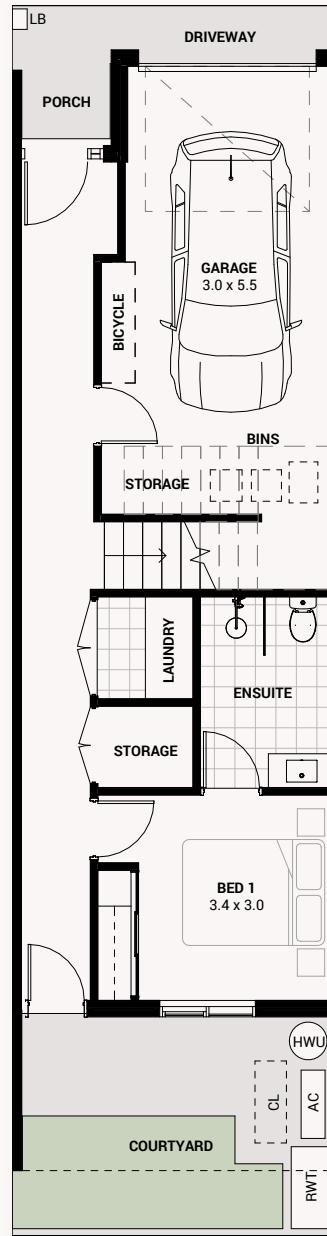


## Key Features

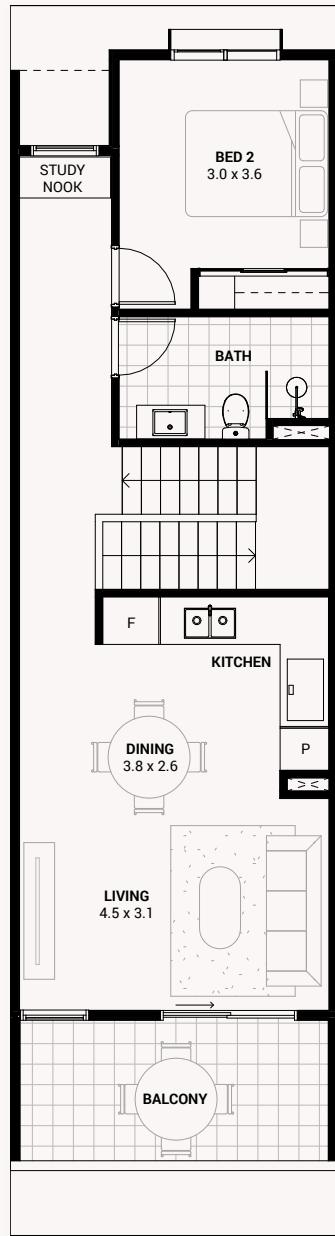
- Built-in robes to both bedrooms
- Black and stainless steel appliances
- Balcony that overlooks reserve
- Custom-designed joinery throughout
- Wall-mounted split-system air conditioning to living room
- Timber laminate flooring and plush carpets in bedrooms
- Designated study nook
- Solar included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

## Area Size

Ground Living	43.0m <sup>2</sup>
Upper Living	66.1m <sup>2</sup>
Porch	2.0m <sup>2</sup>
Balcony	10.6m <sup>2</sup>
Garage	22.9m <sup>2</sup>
<b>Total</b>	<b>144.6m<sup>2</sup></b>
<b>Land size</b>	<b>86m<sup>2</sup></b>



GROUND FLOOR



FIRST FLOOR

Floorplan and render are of Lot 194



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