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**Wirra Release**  
House & Land

Artist impression



# Noarlunga

Live life your way

**Lots 197, 198**  
Warri Lane

Convenience is at the very core of this thoughtfully designed two-storey, three-bedroom home.

With off-street space for a second car, entry is off Warri Lane through a sheltered porch or directly from the garage. This level acts as the heart of the home, complete with a downstairs bathroom, a European laundry, and the first bedroom - complete with a built-in robe. The alcove kitchen leads to the open-plan living and dining area, which flows out to an alfresco patio.

Upstairs there is the second bathroom, complete with a separate full-sized bath, and the other two well-proportioned bedrooms. This floor also offers access to the generously proportioned balcony overlooking 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 any family.

# Lot 197

## Lot 198

WARRI LANE

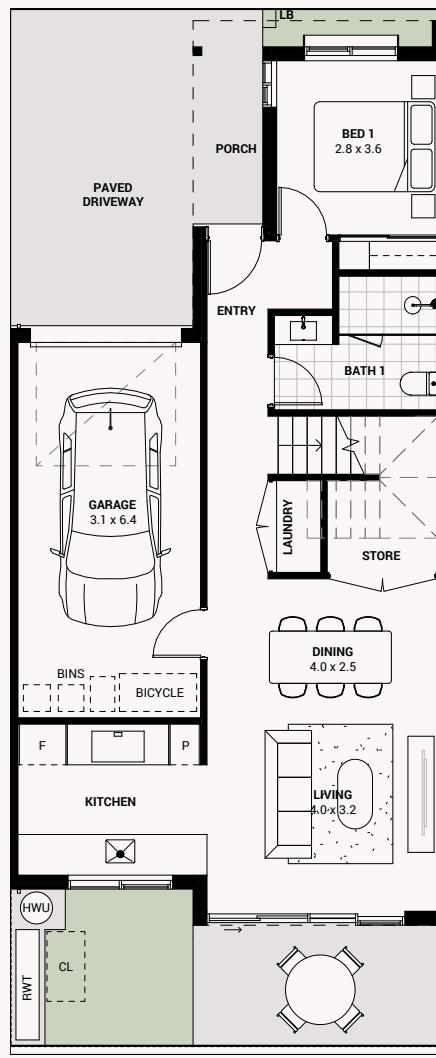


### Key Features

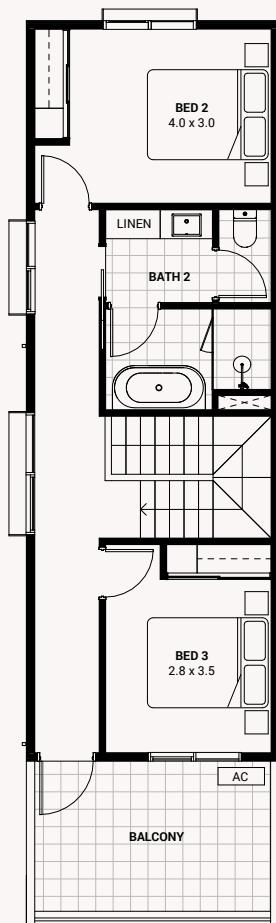
- Built-in robes to all bedrooms
- Black and stainless steel appliances
- Balcony that overlooks reserve
- Custom-designed joinery throughout
- Wall-mounted split-system air conditioning to living room
- Timber laminate flooring and plush carpets in bedrooms
- Solar included
- Choice of colour schemes,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

### Area Size

Ground Living	70.5m <sup>2</sup>
Upper Living	55.5m <sup>2</sup>
Porch	4.3m <sup>2</sup>
Balcony	12.3m <sup>2</sup>
Garage	22.0m <sup>2</sup>
<b>Total</b>	<b>164.6m<sup>2</sup></b>
<b>Land size</b>	<b>135m<sup>2</sup></b>



GROUND FLOOR



FIRST FLOOR

Floorplan and render are of Lot 197



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