



# Waratah

THE SYMPHONY COLLECTION







# Luxury is at the heart of every home in St. James.

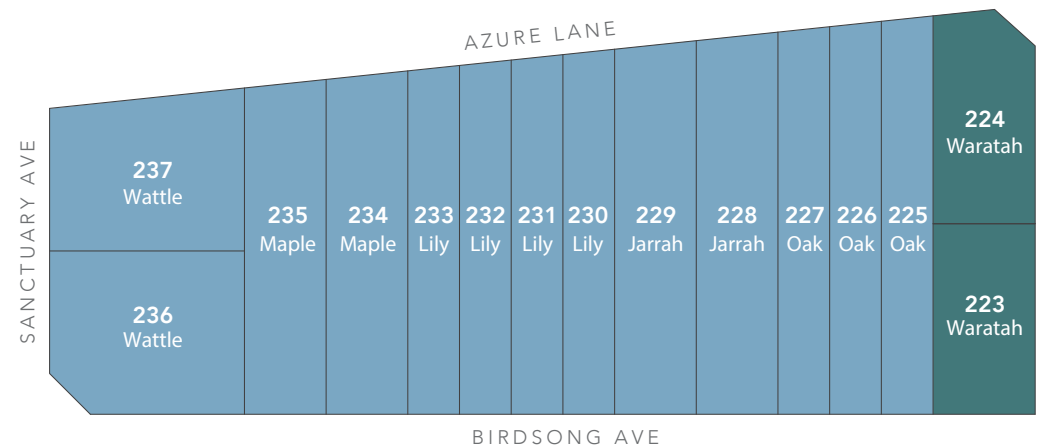
The Symphony Collection is where architectural elegance becomes a seamless symphony with the natural surrounds.

Each terrace offers a harmonious blend of quality and style, orchestrating a timeless street appeal. There is nothing more to consider, these terraces are fixed price and turn-key.

## Includes:

- 3.5KW solar package
- Daiken zoned reverse cycle air conditioning and wifi enabled control panel

- Timber laminate to main floor and carpet to bedrooms
- 600mm Smeg appliances including dishwasher
- 20mm engineered stone to kitchen, bathrooms & ensuite
- 2700mm ceiling height to ground floor and 2400mm to first floor
- LED downlights throughout
- Breeze colour scheme
- Landscaping including exposed aggregate paving, fencing, turf to rear yards, an assortment of native plants, ground cover and shrubs





This stylish terrace home on a corner block features sleek, modern design with large windows, maximising light. It boasts a spacious balcony, blending indoor-outdoor living, ideal for entertaining and relaxation.

# Waratah

## LOT 223 & 224

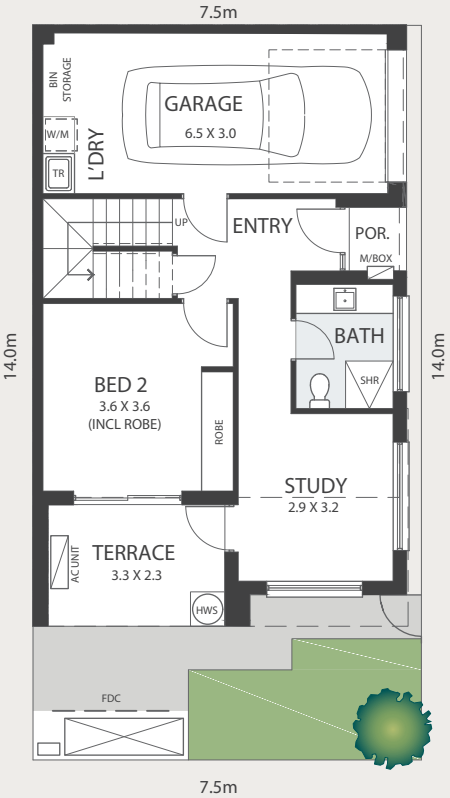
Bedrooms	Bathrooms	Living	Car
2	2	2	1

### RESIDENCE

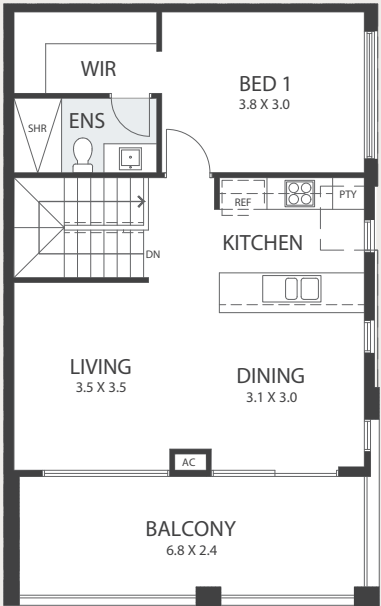
Ground Living	46.64m <sup>2</sup>
Upper Living	63.33m <sup>2</sup>
Garage	22.79m <sup>2</sup>
Balcony	16.55m <sup>2</sup>
Terrace	7.68m <sup>2</sup>
Porch	1.30m <sup>2</sup>
Total	158.29m <sup>2</sup>

### LAND

Lot 223	105m <sup>2</sup>
Lot 224	113m <sup>2</sup>



GROUND FLOOR



FIRST FLOOR

**Please note:** The floorplan shown above is for lot 223. The floorplan for lot 224 is reversed and landscaping may differ.





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