



# MADRID

Enter a realm of comfort and elegance where practicality meets modern living.

Tailored for contemporary lifestyles on narrow lots, this single-storey home comprises four bedrooms, two bathrooms and a single-car garage.

The Madrid is designed with ingenuity, maximising space and functionality. Enter to discover the master suite strategically placed at the front, offering tranquillity and seclusion. The single-car garage ensures convenient access and ample storage options.

## STANDARD INCLUSIONS

- ✓ Westinghouse WFE915SD Freestanding Cooker
- ✓ Westinghouse WRI700SB 71cm Rangehood
- ✓ Westinghouse WSF6604XA Dishwasher
- ✓ 20mm Solid Surface Benchtop to kitchen and bathrooms
- ✓ Downlights as per detailed drawings
- ✓ Daikin ducted A/C (kW determined based on design)
- ✓ 2590mm high ceilings (2440 to first floor of double storey designs)
- ✓ Tiles to main living areas and carpet to bedrooms
- ✓ Driveway
- ✓ Integrated concrete slab and tiles to portico and alfresco

20 Cato Circuit, Leppington NSW 2179

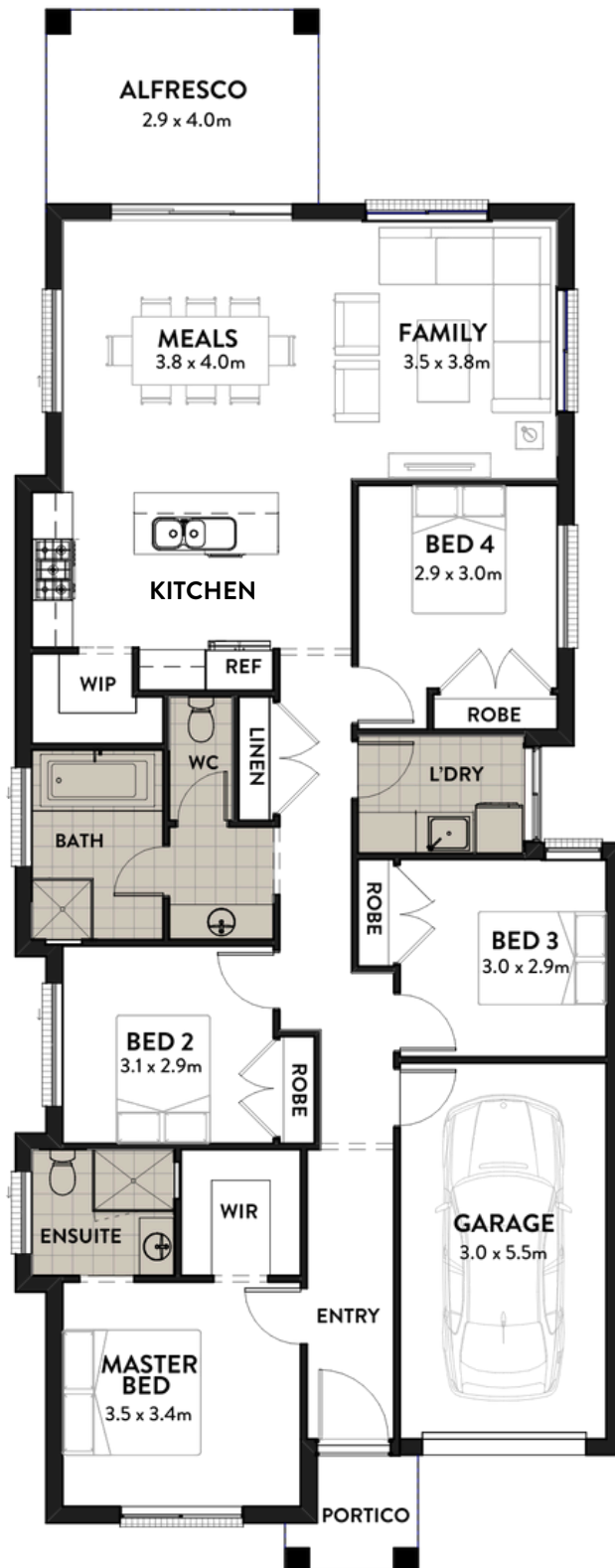
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HOME DIMENSIONS	
Home Width	8.9m
Home Length	22.2m
Living	137.47m <sup>2</sup>
Garage	18.80m <sup>2</sup>
Alfresco	11.40m <sup>2</sup>
Portico	2.88m <sup>2</sup>
<b>TOTAL AREA</b>	<b>170.55m<sup>2</sup></b>

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