

# BOTANICA

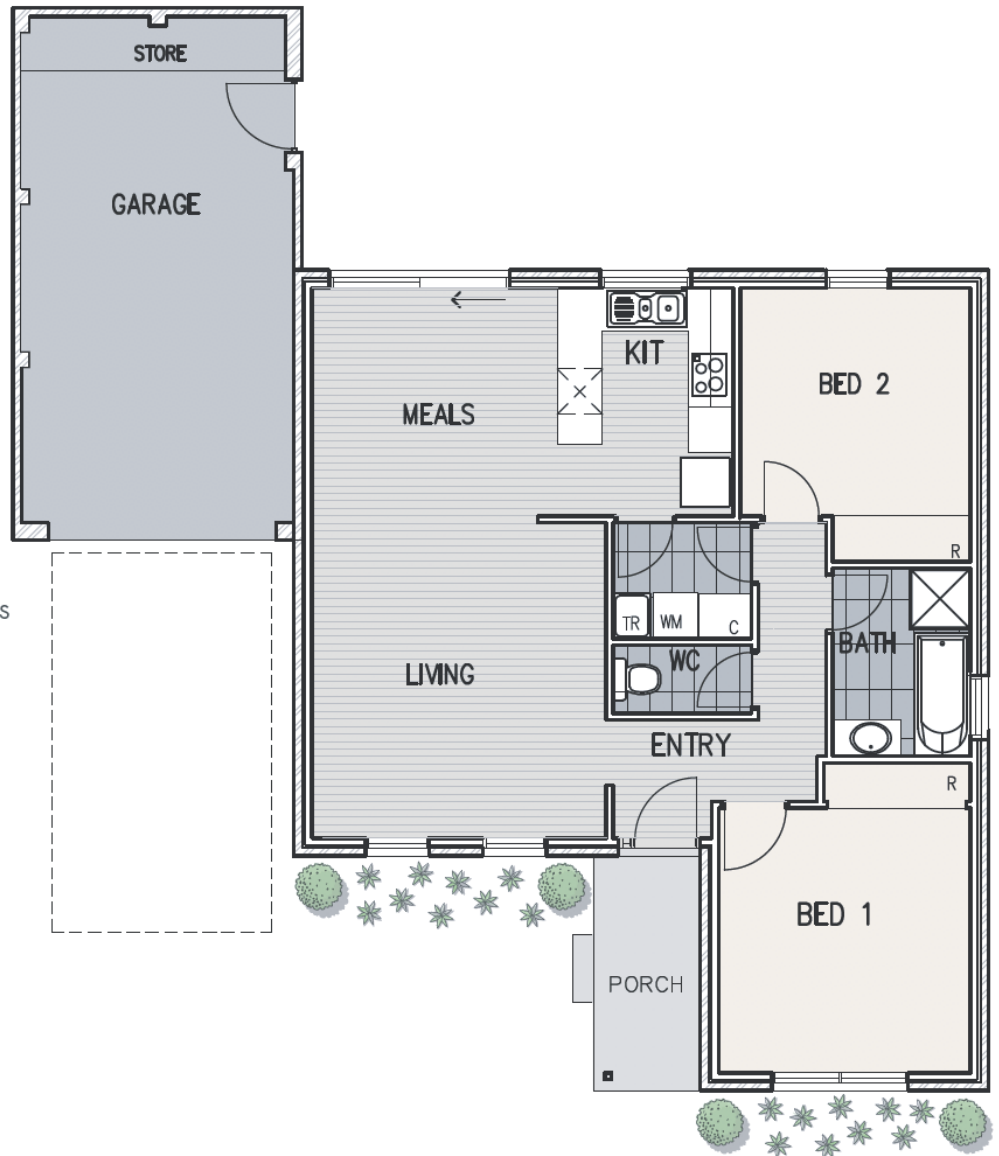
AT WATERHAVEN

## Iris



### Features:

- Spacious open plan living
- High quality finishes throughout
- Spacious bedrooms with BIR's
- Bathroom with separate shower and bath
- Separate laundry & toilet
- Neutral colour schemes
- Double glazed windows
- Laminated timber floorboards, carpet & tiles throughout
- Reconstituted stone benchtops throughout
- Italian made stainless steel appliances
- Gas cook top
- Rear courtyard
- Remote garage with storage
- Front & rear landscaping
- Ducted air conditioning
- Underfloor heating - bathroom



### Area\*

Living	83.85m <sup>2</sup>
Garage	26.73m <sup>2</sup>
Porch	4.43m <sup>2</sup>
<b>Total</b>	<b>115.01m<sup>2</sup></b>

\*Approx

This information is intended as a guide only. Purchasers should satisfy themselves as to the correctness of the information prior to purchasing any property. Please contact one of our consultants to obtain a copy of the contract of sale.