



# morton.

**Penrith** 59 Thornton Drive

 4  3  2

LEASED for \$650 per week! If you are a landlord with a property to lease, please contact David Lipman 0409 663 535, david@morton.com.au so we can introduce more tenants to your property now.

Spacious and stylish near new 4 bedroom unfurnished house is a perfect family home with 6.6 m frontage. Located in the master-planned Thornton Estate in North Penrith, set on a water canal, close to Penrith Train Station, Westfield, wetland park, Panthers, Fire Museum, University of Western Sydney, cricket oval, schools and shops.

- Near new two storey terrace with double lock-up garage (DLUG)
- Upstairs carpeted bedroom quarters with built-in wardrobes, king-sized master with walk-in robes, ensuite and south west facing balcony overlooking the water canal
- Main bathroom with bathtub and separate shower
- Separate tiled lounge and dining downstairs, high ceilings
- Entertainers eat-in kitchen with gas cooktop, ample

[morton.com.au](http://morton.com.au)

### View

As advertised or by appointment

### Agent

**David Lipman**

 0409 663 535

 david@morton.com.au

RIGHT TO CONSTRUCT OR INSTALL OF ANY DESIGN ISSUES ENCOUNTERED DURING AS A RESULT OF THE BUILDERS WORK METHODS. NOT BE REQUIRED TO SUPPLY OR PROVIDE ANY MATERIALS SHOWN ON THE BUILDING PLANS AS THE BUILDER, UNLESS THEY ARE SPECIFICALLY STATED IN THE TENDER DOCUMENTS OR VARIATIONS.

# Ground Floor Plan

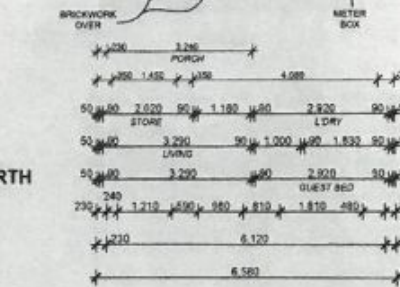
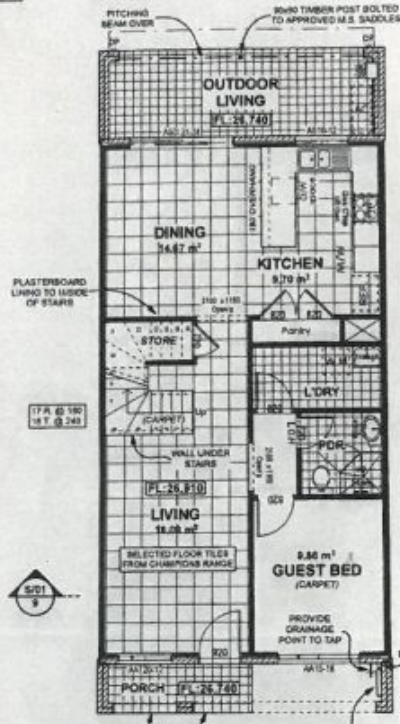
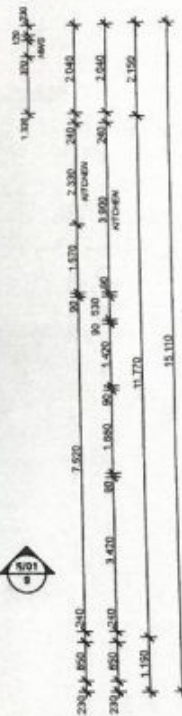
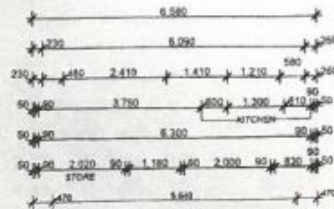
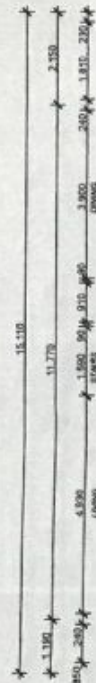
SCALE 1:100

| Terrace Areas  |                            |
|----------------|----------------------------|
| Area Name      | Area m <sup>2</sup>        |
| Balcony        | 7.11                       |
| First Floor    | 76.73                      |
| Garage         | 39.41                      |
| Ground Floor   | 77.72                      |
| Outdoor Living | 13.42                      |
| Porch          | 3.75                       |
| <b>Total</b>   | <b>218.14m<sup>2</sup></b> |

**NOTE:**  
NOTWITHSTANDING ANYTHING ELSE CONTAINED IN THE CONTRACT OR TENDER, THE OWNER ACKNOWLEDGES AND AGREES THAT THE KITCHEN TO BE SUPPLIED AND INSTALLED SHALL BE IN ACCORDANCE WITH THE KITCHEN MANUFACTURER'S DETAIL.

**NOTE:**  
REFER TO GARAGE PLAN FOR REAR GARDEN IMP LOCATION.

**NOTE:**  
PROVIDE BULKHEADS TO KITCHEN OVERHEAD CUPBOARDS.



**NOTE:**  
TILER TO ALLOW FOR WEEDHOLES WHEN SERT TILING OUTDOOR AREAS.

**NOTE:**  
ROOM AREAS SHOWN ON FLOOR PLANS ARE FOR COUNCIL PURPOSES ONLY.

**REFER TO ELECTRICAL PLAN FOR SMOKE DETECTOR LOCATIONS.**



**Energy Rating** Certificate Number 14561076

Single-dwelling rating: 6 stars

Heating: 53 MJ/m²

Cooling: 24 MJ/m²

Rated with  Rated without

Assessor Name/Number: Thomas Rock VIC-8046121459

Assessor Signature: [Signature] Date: 20/10/14

PLEASE REFER TO MATHERS THERMAL COMFORT CERTIFICATE

**SITE & SLAB CLASSIFICATION**  
IS TO BE CONFIRMED

Wind Speed category is TO BE CONFIRMED

SLAB SETDOWNS FROM ENTRY:  
 EDGE REINETS: 170mm x 150mm WIDE  
 GARAGE: 190 mm FROM F.F.L.  
 FRONT PORCH/VERANDAH: 170 mm FROM F.F.L.  
 BALCONY: 110 mm FROM F.F.L.

Plot Date: Tue 26 Oct 2014

**Champion Homes** *Simply the Best*

Suite 1, Level 1, 600 Haxton Park Rd, Haxton Park, N.S.W. 2171, P.O. Box 95 Haxton Park, N.S.W. 2171. Telephone (02) 9625 8500 Fax (02) 9625 8110 Builders Licence No. 92732C

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Proposed Terrace at Lot: 105, Thornton Drive, Penrith (Thornton)

Client: **Champion Homes**

Sheet Size: A3 Date: 29.08.14 Drawn: JMT

Design: **Custom Mid-Terrace**

Job No. **3284N** Sheet 5 of 10

| Revision | Date     | Amendment              |
|----------|----------|------------------------|
| B        | 28.10.14 | DA PLANS - BT          |
| A        | 29.08.14 | CONTRACT DRAWINGS - MT |