



**morton.**

**Penrith** 71 Thornton Drive

 4  3  2

Spacious and stylish near new four bedroom unfurnished house is a perfect family home with 6.6 m frontages. 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)
- Three large bedroom upstairs with built-in wardrobes including master
- King-sized master with ensuite and large balcony overlooking water canal
- Main bathroom with bathtub and separate shower
- Carpeted fourth bedroom is downstairs next to the third bathroom
- Separate tiled lounge and dining downstairs, high ceilings
- Entertainers eat-in kitchen with ample bench-top
- Reverse-cycle ducted air con throughout, fly-screens and blinds installed

**View**

As advertised or by appointment

**Agent**

**David Lipman**

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**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  
IN MATERIALS SHOWN ON THE BUILDING PLANS AS  
THE BUILDER, UNLESS THEY ARE SPECIFICALLY  
BUILDERS TENDER AMENDMENTS OR VARIATIONS.

# Ground Floor Plan

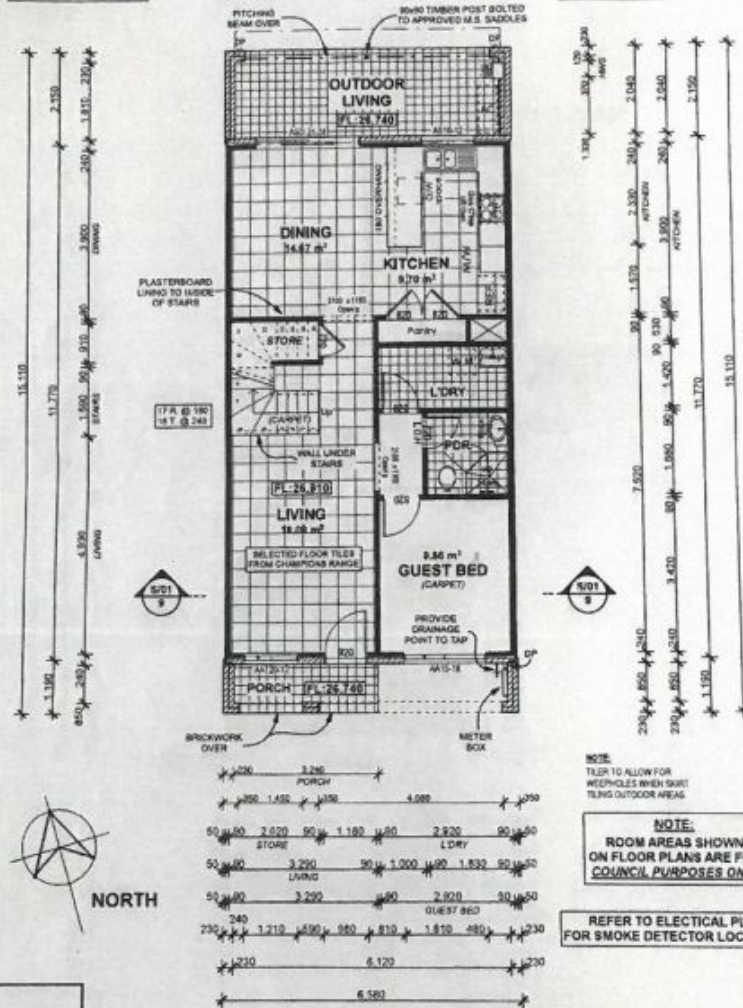
SCALE 1:100

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>218.14 m<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  
CLIPS/CARDS.



**Energy Rating** Certificate Number **14561076**

Single-dwelling rating

6 stars  
heating 53 MJ/m²  
cooling 24 MJ/m²

Recent dwellings comparison:  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 172mm x 150mm WIDE  
GARAGE 190 mm FROM F.F.L.  
FRONT PORCH/VERANDAH 170 mm FROM F.F.L.  
SANDDOWN 110 mm FROM F.F.L.

Plot Date  
Tue 28 Oct 2014

Client:  
**Champion Homes**

Sheet Size: A3 Date: 29.08.14 Drawn: JMT  
Design:  
**Custom Mid-Terrace**

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

**Champion Homes**  
Simply the Best

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Builders Licence No. 92732C

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

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