



# morton.

**Cranebrook** 66 Gannet Drive

3 2 2

This beautiful three bedroom unfurnished single storey family home is located in the highly sought-after Waterside community estate within walking distance to Penrith Lakes. Featuring access to the community pavilion, tennis court and playground, this is lifestyle living at its finest. With a grand entrance, gas fireplace, low maintenance gardens, plantation shutters, chefs gas kitchen with butler's pantry, ducted air con, large open/dining opening to the alfresco outdoor entertainers backyard, this is a must see before Christmas!

- North facing backyard includes lawn, covered alfresco patio with ceiling fan, BBQ area, easy to maintain garden and lawn.
- Ducted air con throughout entire house.
- Entertainers chefs gas kitchen, stone benchtop, butler's pantry, stainless steel European appliances including dishwasher.
- Light filled open living and dining with electric skylights, gas fireplace, tiled floor, freshly painted.
- Master bedroom, ensuite, large walk in robe, ceiling fan, plantation shutters and blinds. Other bedrooms with plantation

## View

As advertised or by appointment

## Agent

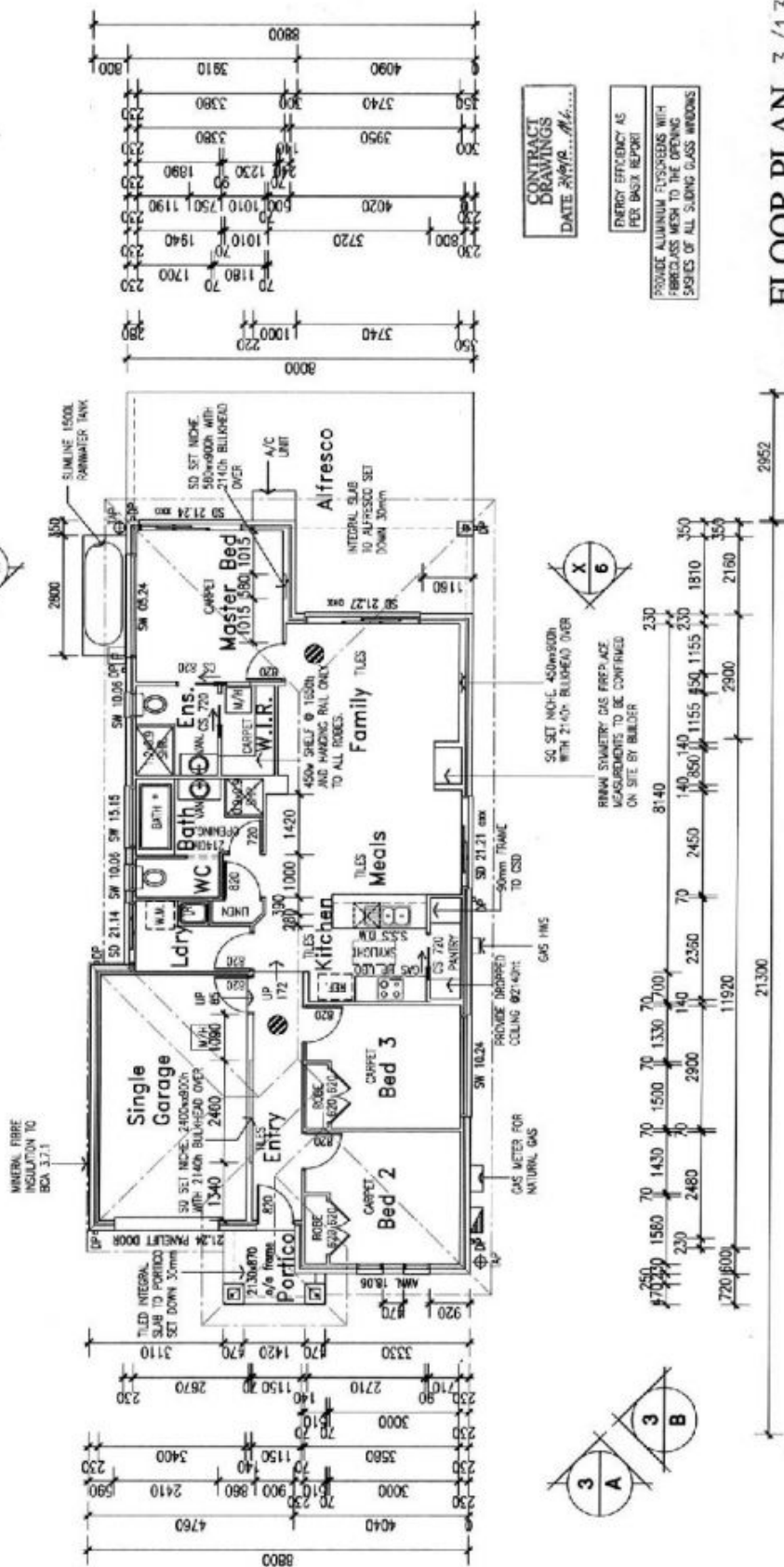
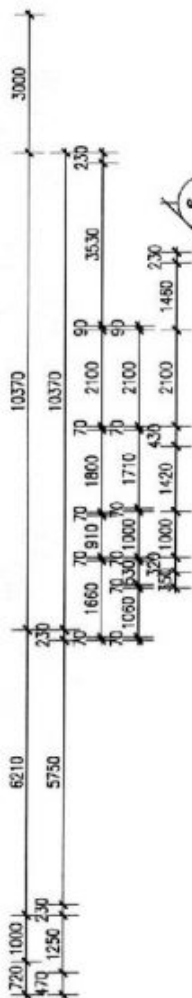
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# DAWSON PARKVIEW



CONTRACT  
DRAWINGS  
DATE 20/09/08

ENERGY EFFICIENCY AS  
PER BASIX REPORT  
PROVIDE ALUMINUM FLOORS WITH  
FIBROGLASS MESH TO THE OPENING  
SIZES OF ALL SLIDING GLASS WINDOWS

## FLOOR PLAN 3/13

Master Issue A - 12/09/08 Scale: 1:100

Client: Ms Kathryn McCallie  
Address: 1/160 Lytton Road  
Bulimba Q 4171  
Ph: (07) 3609 4444  
Fax: (07) 3609 4400

Builder: Avalon Property Group  
BSA Licence No: 103727

Job No.: 00001 Rev. A

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SIGNATURES  
Builder: \_\_\_\_\_  
Client: \_\_\_\_\_

DATE Revision Initial  
08/12/11 Correct Issue M.C.  
22/12/11 Amendments M.C.  
21/09/12 Amendments for Council M.C.

CONSTRUCTION JOINT SPACED  
AS RECOMMENDED BY SOL REPORT  
HARDWOOD SMOKE ALARM WITH  
BATTERY BACKUP AS PER EICA REQ.  
DOWNPIPE CONNECTED TO LYTON VAL  
STORMWATER PIPE AS PER  
LOCAL AUTHORITIES REQUIREMENTS  
MAIN HOLE TO CEILING ACCESS  
VENT FRIE LOCATIONS DETERMINED ON  
SITE LOCATE IN CORNER OF ROOMS

AREAS  
A LIVING 109.3m  
B GARAGE 21.9m  
C ALFRESCO 30.5m  
D PORTICO 3.4m  
GRAND TOTAL 165.1m  
SQUARES 17.8sq

