



# 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

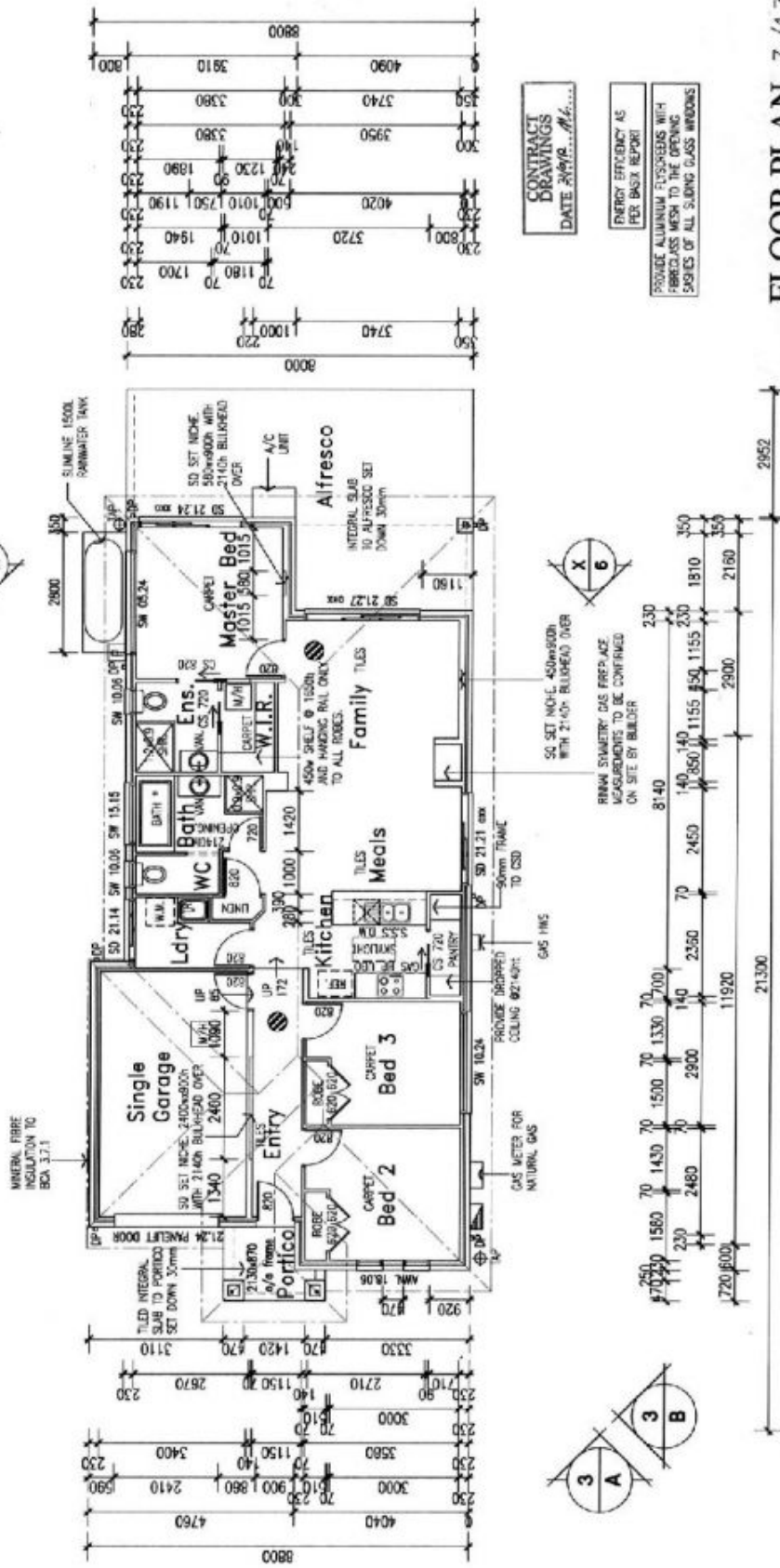
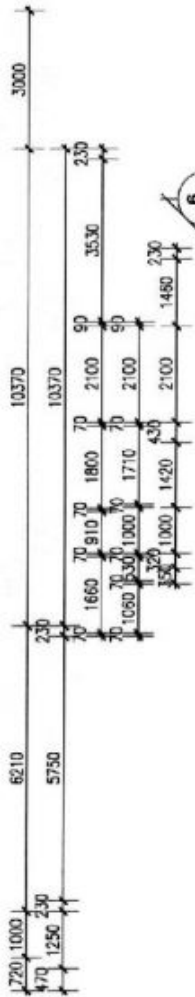
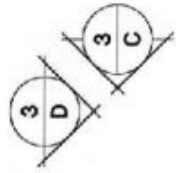
**Amy Torbarina**

0438 977 172

amy@morton.com.au

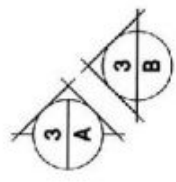
[morton.com.au](http://morton.com.au)

# DAWSON PARKVIEW



CONTRACT DRAWINGS  
DATE 20/09/08

ENERGY EFFICIENCY AS PER BAS REPORT  
PROVIDE ALUMINIUM FLYSCREENS WITH FIBREGLASS MESH TO THE OPENING  
SPACES OF ALL SLIDING GLASS WINDOWS



AREAS

A	LIVING	109.3m <sup>2</sup>
B	GARAGE	21.9m <sup>2</sup>
C	ALFRESCO	30.5m <sup>2</sup>
D	PORTICO	3.4m <sup>2</sup>
GRAND TOTAL		165.1m <sup>2</sup>
		17.8sq

CONSTRUCTION JOINT SPACED AS RECOMMENDED BY SOIL REPORT  
HARDWARE SHOWN AS PER ECA REQ.  
BATTERY BACKUP AS PER ECA REQ.  
DOWNPIPE CONNECTED TO LYCO VA  
Stormwater PIPE AS PER LOCAL AUTHORITIES REQUIREMENTS  
MAN HOLE TO CEILING ACCESS  
SEE FIRE LOCATIONS DETAIL ON SET.  
SEE LOCATE IN CORNER OF ROBBES



Date	Revision	Initial
07/11/11	Contract Issue	M.C.
22/12/11	Revisions	M.C.
21/09/12	Revisions for Council	M.C.

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

1/160 Lytton Road  
Burwood Q. 4171  
Ph: (07) 3509 4444  
Fax: (07) 3509 4400  
Avaloni-PropertyGroup  
BSA Licence No. 103727  
Client: Ms Kathryn Micallef  
Address: Lot 82 Gannet Drive  
Cromerbrook  
Job No.: C0001 Rev. A

## FLOOR PLAN 3/13

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

This work is exclusively owned by Avaloni Property Group Pty Ltd and cannot be reproduced or copied, either whole or in part, in any form (graphic, electronic or mechanical, including photocopying), without the written permission of Avaloni Property Group Pty Ltd.