



# morton.

**Caddens** 32 Archives Way

 5  3  4

Welcome to Caddens Hill, a new master-planned family-friendly Estate, positioned just off the M4 and only 10 minutes' drive to Penrith CBD.

This brand new beautifully presented unfurnished five-bedroom house has 280 sqm under roof, is ideal for the family or friends that desire quality of living. Featured with spacious modern living/dining area, separate entertaining and office rooms and two ensuites, this house appeals to many and is ready to move in now!

- Corner block with wide frontage and water features
- Wide passcode lock front door with one-tap access
- Sleek gas kitchen with feature pendant led lights
- Big walk-in pantry, ample benchtops and storages
- Tiled large living/dining opening to the outdoor area
- Roller/Verticle blinds, Three zoned ducted A/C throughout
- King-sized master w quality ensuite and walk-in robes
- 2nd/Guest room also with ensuite and built-in robes
- Plus another three queen-sized bedrooms all carpeted

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

### View

As advertised or by appointment

### Agent

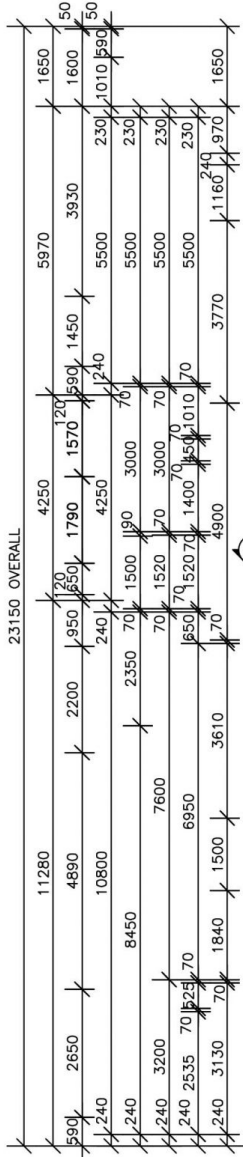
**Morton RE**

 [rentals@morton.com.au](tel:)

000287208  
 Andrew Clift  
 20124  
 26 Oct 2018



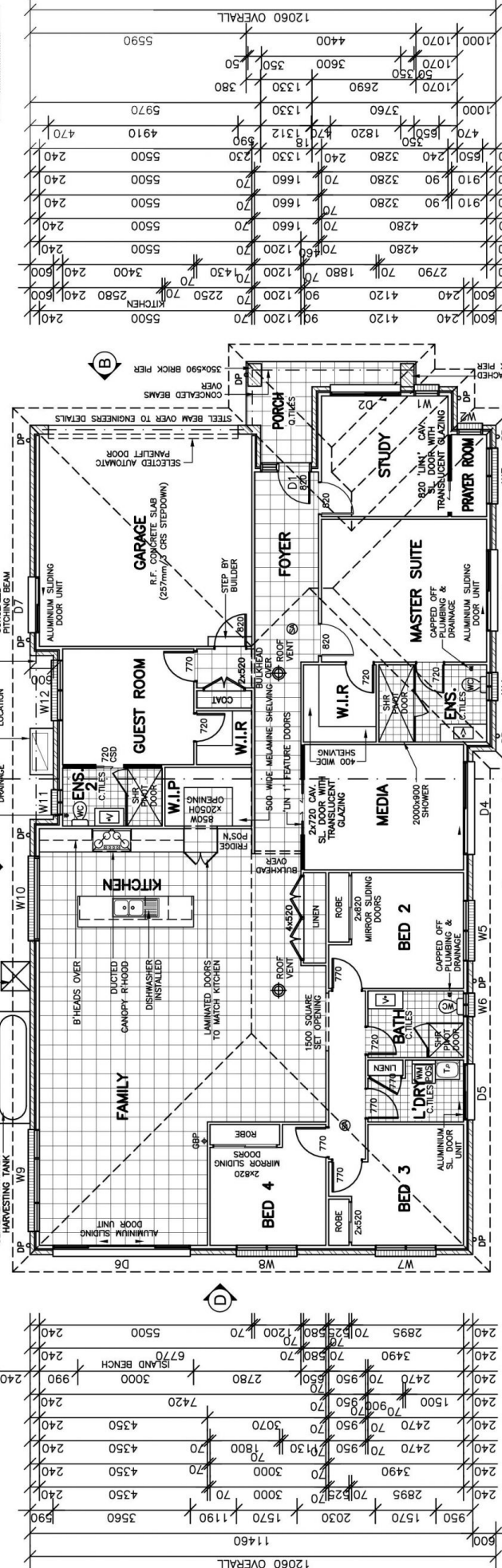
Certificate no.:  
 Accreditation no.:  
 Certificate date:  
 Dwelling Address:  
 81.0 M<sup>2</sup>  
 Caddens, NSW  
 2747  
 www.nathans.gov.au



625mm EAVE /  
 GUTTER OVERHANG

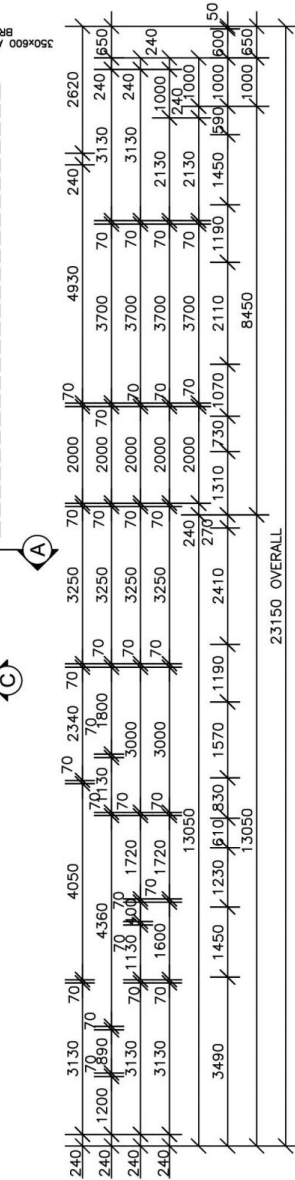
TILED BROADFLOORS  
 WILL REQUIRE AN  
 EXPANSION JOINT  
 AT 6.0M CENTRES

ALLWORTH  
 ADVANTAGE Plus!



FLOOR PLAN

AREA:	
LIVING	= 218.10 m <sup>2</sup>
GARAGE	= 33.25 m <sup>2</sup>
PORCH	= 5.89 m <sup>2</sup>
ALFRESCO	= 0.00 m <sup>2</sup>
TOTAL	= 257.24 m <sup>2</sup>
ROOF PLAN	= 292.31 m <sup>2</sup>



**NOTE:**

- SHADE WALL DENOTES 80mm WALL TO ACCOMMODATE CAVITY SLIDING DOOR
- ALL ANGLED WALLS ARE 45°
- SCREED FINISHED CONCRETE MEANS THAT THE CONCRETE WILL ONLY BE LEVELLED OFF DURING CONCRETE POUR & LEFT ROUGH FINISH SO AS ANOTHER FINISH (TILES/TIMBER ETC) CAN BE APPLIED BY OWNER AFTER HANDOVER
- FINAL DOWNPIPE LOCATIONS ON THIS PLAN WILL BE DETERMINED ON SITE BY THE SITE SUPERVISOR & PLUMBER ACCORDING TO THE B.C.A.
- Ⓢ DENOTES SMOKE ALARM

**ALLWORTH CONSTRUCTIONS PTY LTD**  
 9A/9-11 SOUTH STREET, RYDALMERE NSW 2116  
 ABN 78 002 565 353 LIC No. 34459 PH: 1300 769 988

PROPOSED BRICK VENEER RESIDENCE  
 FOR: MR C. & MRS M. PATNAIK  
 AT: LOT 586 ARCHIVES WAY, CADDENS  
 COUNCIL: PENRITH

HOUSE DESIGN  
 HARMONY  
 4B/W.I.P./GUEST ROOM  
 ENTERTAINER  
 LARGO RH

ISSUE  
**C**

Notes  
 A MK 22.10.18 FIRST ISSUE VARIATIONS 31-65  
 B JT 13.02.19 VARIATIONS 66-88  
 C JT

S2/6  
 DRAWN: MSK13  
 CHECKED: MSK13  
 SCALE: 1:100