



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!

Features Include:

- 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,

View

As advertised or by appointment

Agent

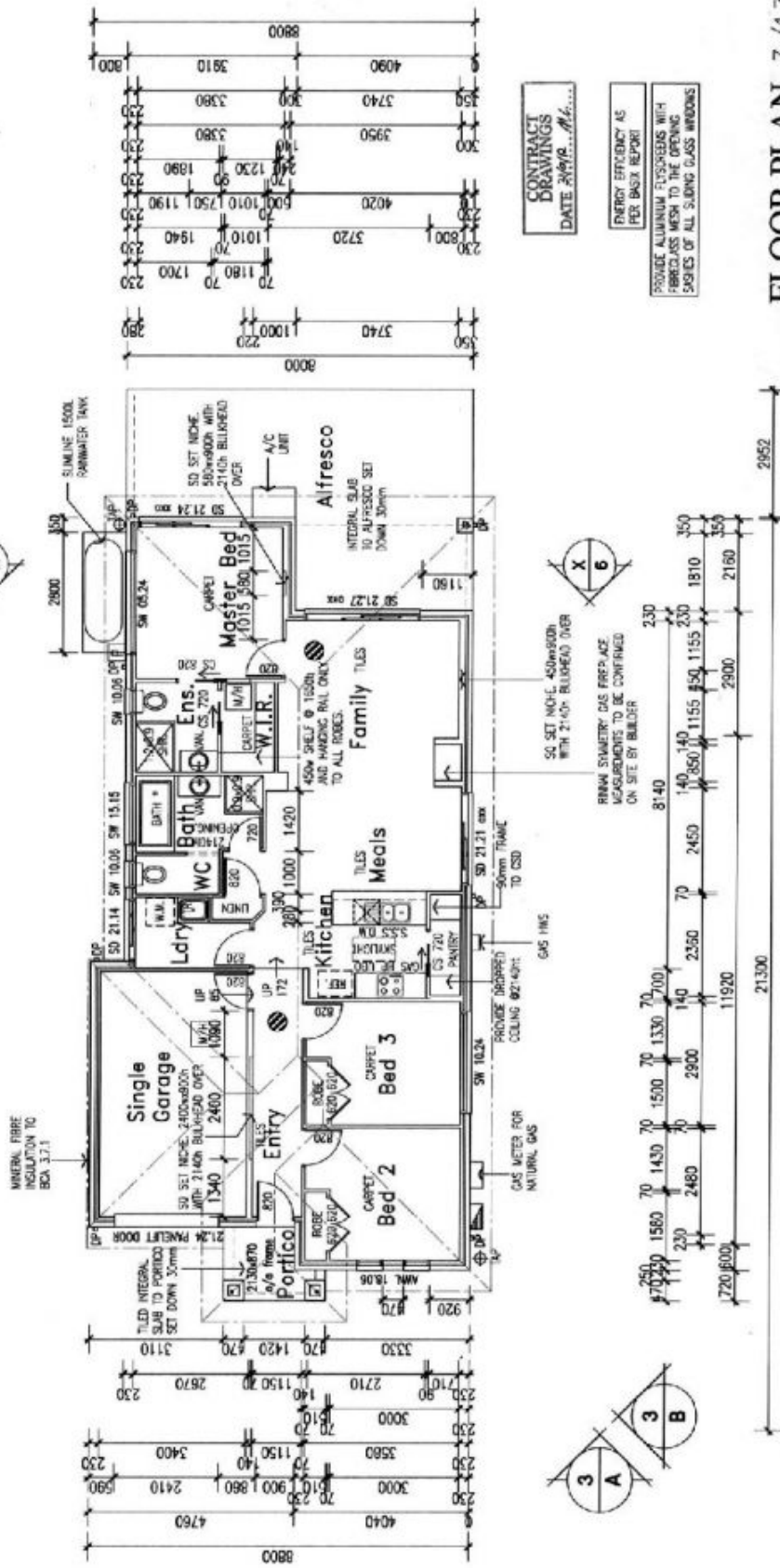
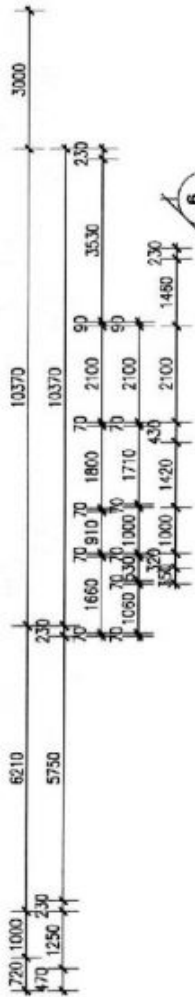
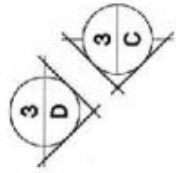
Amy Torbarina

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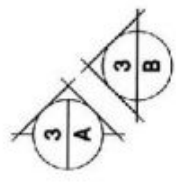
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DAWSON PARKVIEW



CONTRACT DRAWINGS
DATE 20/09/08

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



AREAS

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



CONSTRUCTION JOINT SPANCS AS RECOMMENDED BY SOIL REPORT
HARDWARE SHOCK SLAB AND BATTEN 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 DETRAINED ON SITE LOCATE IN CORNER OF ROOMS

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: _____

FLOOR PLAN 3/13
Master Issue A - 12/09/08 Scale: 1:100

Client: Ms Kathryn Micallef
Address: Lot 82 Gannet Drive
Cromerbrook
Avaloni-PropertyGroup
BSA Licence No. 103727
Job No.: C0001 Rev. A

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