



morton.

Caddens 32 Archives Way

 5  3  4

Due to high demands please register in advance your attendance at inspections to ensure maintenance of social distancing, public safety and to keep up to date on the property and inspection times. Submit an enquiry on the property to receive a link to register and book inspections directly with the listing agent. This will maximise your time inside the property and reduce wait times at busy inspections.

View

As advertised or by appointment

Agent

Amy Torbarina

 0438 977 172

 amy@morton.com.au

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 near 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

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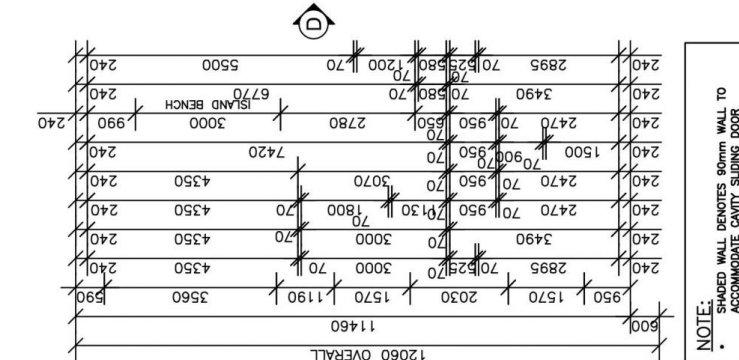
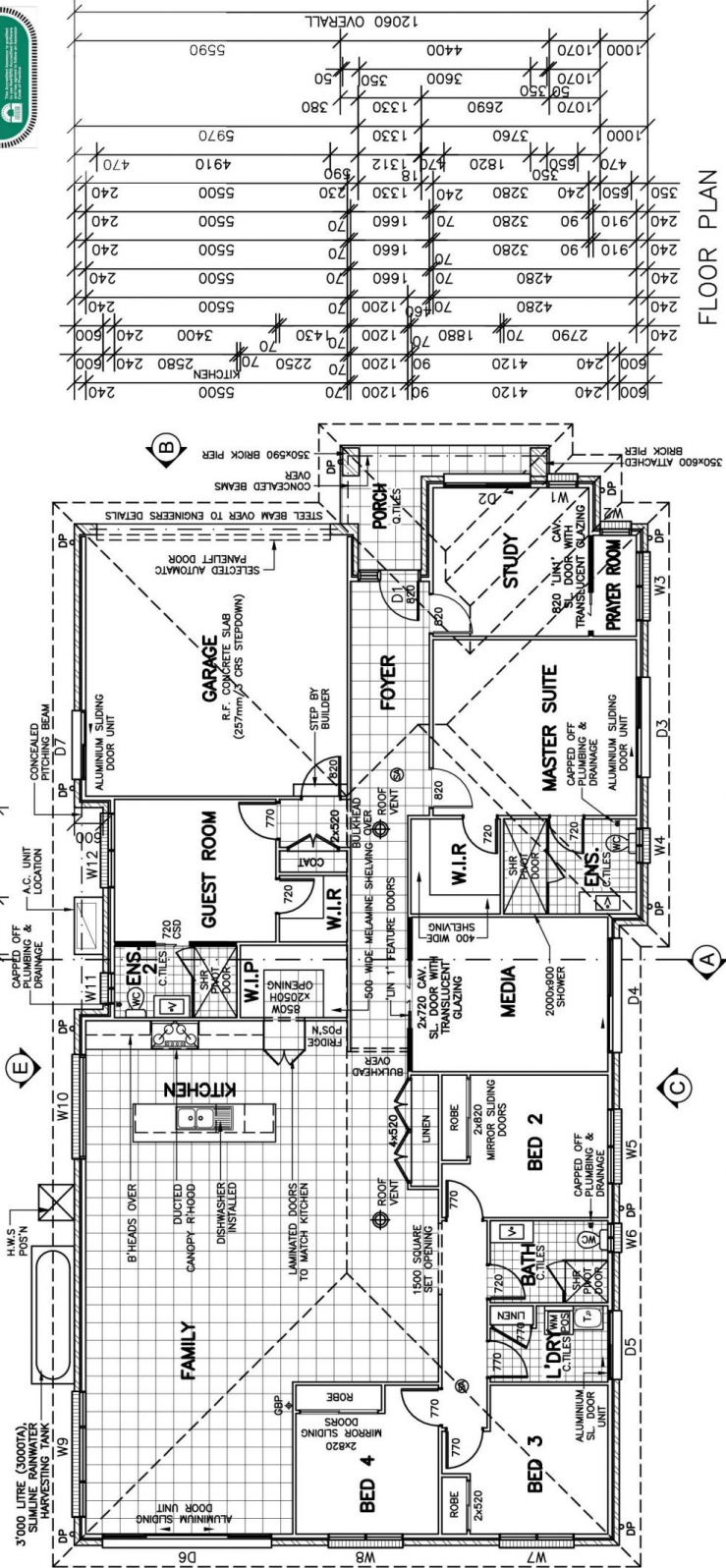
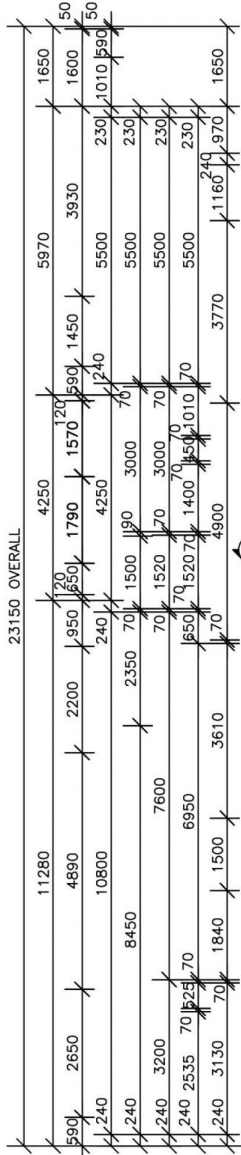
Certificate no.: 000287208
 Assessor Name: Andrew Clift
 Accreditation no.: 20124
 Certificate date: 26 Oct 2018



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23150 OVERALL



FLOOR PLAN

AREA:	218.10 m ²
LIVING =	33.25 m ²
GARAGE =	5.89 m ²
ALFRESCO =	0.00 m ²
TOTAL =	257.24 m ²
ROOF PLAN =	292.31 m ²

625mm EAWE / GUTTER OVERHANG
 TILED BROADFLOORS WILL REQUIRE AN EXPANSION JOINT AT 6.0M CENTRES

ALLWORTH ADVANTAGE Plus!

NOTE:

- SHADOW WALL DENOTES 80mm WALL TO ACCOMMODATE CAVITY SLIDING DOOR
- ALL ANGLED WALLS ARE 45°
- SCREENED 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/WLP/GUEST ROOM
 ENTERTAINER
 LARGO RH

S2/6
 DRAWN: MSK13
 SCALE: 1:100

ISSUE C
 Notes
 A MK 22.10.18 FIRST ISSUE VARIATIONS 31-65
 B JT 13.02.19 VARIATIONS 66-88
 C JT 13.02.19 VARIATIONS 89-95