

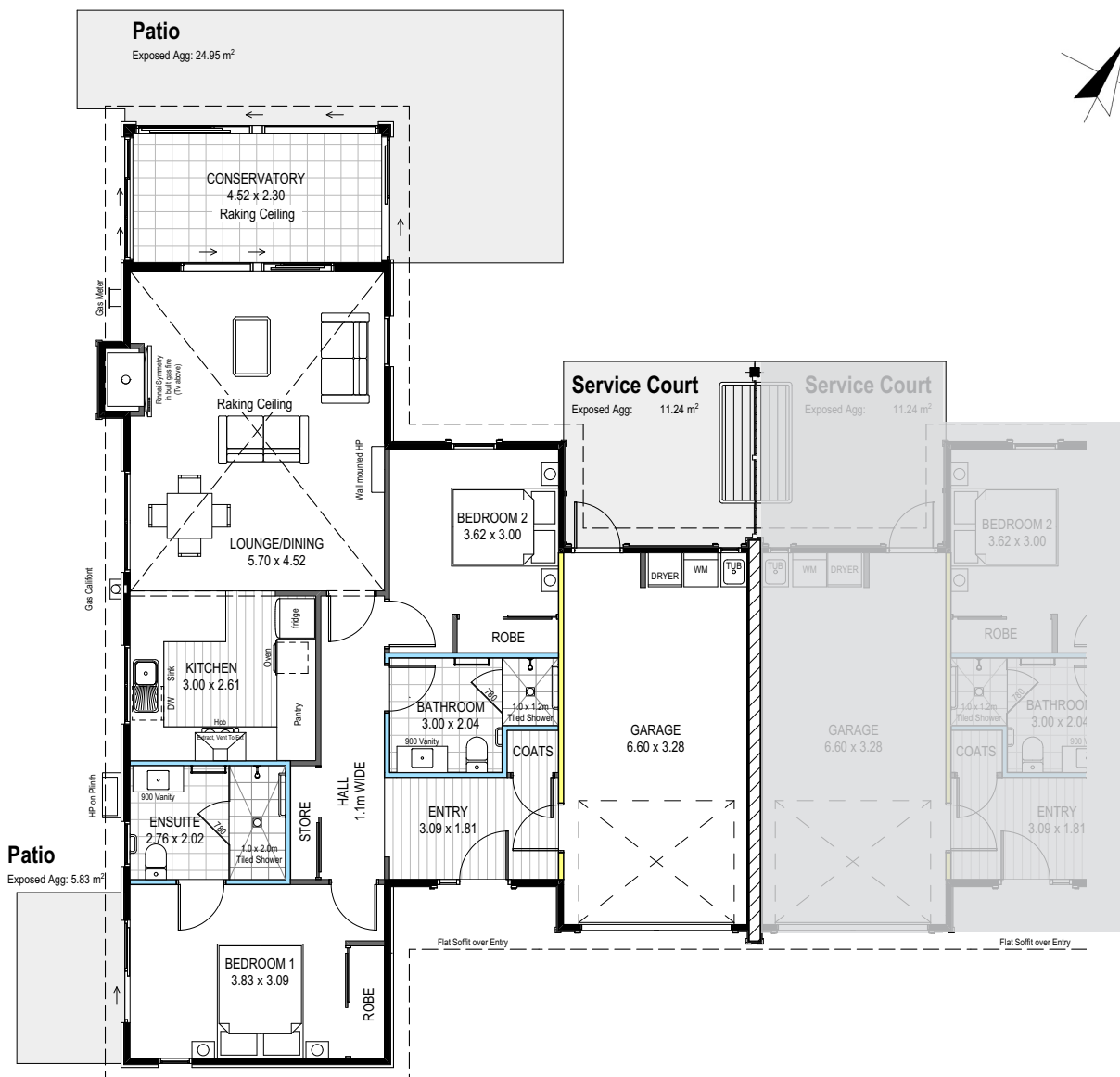
3 Sylvia Creek Lane

The Nevis is our most affordable villa style, with 126m² of floor area in an efficient duplex configuration.

This villa has a vaulted ceiling over the open plan living area, providing a sense of space to this floorplan. There are two full sized bedrooms, private ensuite, guest bathroom, and a single internal access garage. In addition, residents will find all the modern conveniences you would expect in a contemporary design, including a single dish drawer, induction hob and under-tile heating to the ensuite.

The sunny conservatory will provide a great location to sit and enjoy the view, and the fireplace will ensure comfort and warmth later in the day.

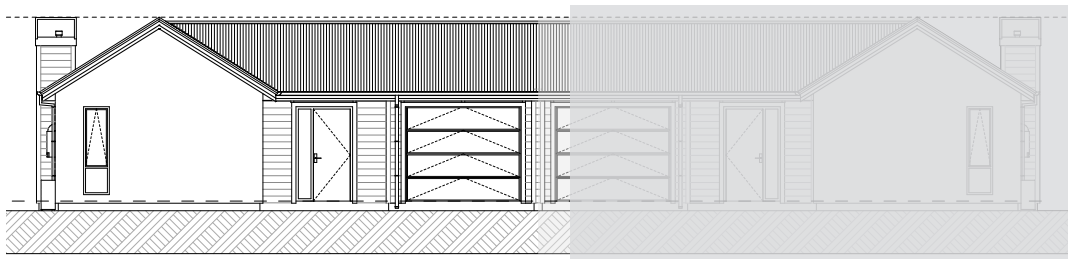
 126m²
 2
  2
  1
  Conservatory



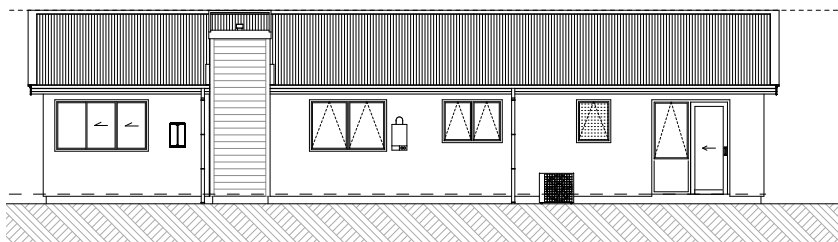
Elevations—
3 Sylvia Creek Lane



North Elevation



South Elevation



West Elevation

Construction & Cladding

- Plaster over lightweight concrete (AAC) panels and timber weatherboard
- Coloursteel roof
- 2.55m stud height with raking ceiling in the lounge
- Double glazed windows

Interior finishes

- High end fixtures and fittings carefully selected for design and durability
- Quality 100% wool carpet with heavy duty underlay
- Timber laminate flooring to kitchen, dining and entry
- Fully tiled bathrooms
- Quality window treatments, with double track curtains in master bedroom and lounge

Heating

- Rinnai feature gas fireplace
- Mitsubishi heat pump for winter heating and summer cooling

Kitchen

- Quality appliances, including Fisher and Paykel wall mounted oven, induction cooktop and dish drawer
- Engineered stone benchtop with undermounted sink, quality cabinetry, soft close drawers

Bathroom and Laundry

- Fully tiled bathrooms with under tile heating
- Walk-in shower in ensuite, with level entry access and safety rail
- Laundry located in garage

Bedrooms

- Spacious master bedroom suite including walk-in-wardrobe and private ensuite
- Guest bedroom with in-built robe

Garage

- Internal access single garage
- Marine carpeting

Conservatory & Outdoor Living

- A conservatory is included in this floorplan
- Established professionally landscaped garden

Safety & Security

- Gated village community
- Hard-wired smoke detectors
- 24-hour emergency call system