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**SANCTUARY
LIFESTYLE**
TIME TO START LIVING

MERRICKS





MERRICKS

The Merricks is designed with function and luxury in mind. Boasting two master bedrooms complete with WIR's and ensuite's, the Merricks is great for couples who want their own space or for when friends and family stay over. Complete with a stunning modern kitchen, open plan living & dining, huge Alfresco under roofline and space saving built in study nook, this home is sure to impress. Able to be built on a corner block with wrap around front verandah the Merricks is the perfect design to suit any position. Also remember the exclusive access to all of the wonderful community facilities including Tennis, Lawn Bowls, Heated Pool, Gym, Cinema, Library and much, much more...

MERRICKS - FEATURES

- Two spacious bedrooms with WIR's and ensuites
- Large kitchen with stainless steel appliances including dishwasher and expansive 40mm stone bench tops
- Two large bathrooms with a massive 1200 x 900mm shower & tiled niche
- Lock up garage with internal access through the laundry
- Quality flooring and stylish window furnishings throughout
- Study nook with built-in desk
- Split system heating and cooling
- TV connections with aerial included and NBN ready
- Alfresco patio, garden shed and clothes line all included
- Double glazed awning windows & sliding doors inc flyscreens
- Includes front and rear landscaping
- Includes unlimited access to all the great community facilities

MERRICKS - FLOOR AREAS

MERRICKS - FLOOR AREAS	Area m ²
Residence	98.9
Garage	22.2
Porch	4.3
Alfresco	12.0
TOTAL	137.4 m ²

