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PRICE GUIDE: Deposit Taken - \$1275pw

DEPOSIT TAKEN!

Family Entertainer Offers Outdoor Oasis & Stylish Interiors

One of Newington's most desirable four bedroom homes, 16 Devitt Avenue beautifully blends modern comforts and quality enhancements to offer a family sanctuary and entertaining backyard to unwind and entertain with family and friends. Its floor plan works perfectly for family life including a private master retreat plus three spacious bedrooms.

Highlighted features include:

- *Expansive kitchen with stone bench tops & modern appliances
- *Ducted air conditioning upstairs, split cycle downstairs
- *Fully landscaped with covered pergola & outdoor lighting
- *Low maintenance gardens with irrigation system, gas bayonet for BBQ
- *Plush carpet in living and upstairs; modern tile floors in foyer & kitchen area
- *Powder room and large laundry room on ground level

A prized setting within walking distance of



Moxuan (Jeremy) Gong & Suk-Jae (Jae) Yang
0433 568 390



OFFICE



GROUND FLOOR



FIRST FLOOR

Please note: these drawings were prepared prior to construction completion.
 These plans do not indicate the location of landscape walls, retaining walls or fences. This information is to be confirmed by purchaser's own onsite inspection.
 The pattern and extent is indicative only.
 The houses available in the Olympic Village may also vary from those on display, in the following areas: Room sizes, minor planning changes, and window size and location.
 If this property is located within stage 2 or 3 of the Olympic Village for the Sydney 2000 Olympics it was specially fitted out to accommodate the athletes and officials. After the Olympics the property will be re-fitted with a new kitchen, new carpets and a final coat of paint inwards throughout, together with completion of hard and soft external landscaping. At that time, there may be minor floor plan changes and relocation of fixtures.

Note: room sizes to some bedrooms are taken from back of robe.



16 DEVITT AVE
 LOT 1224



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