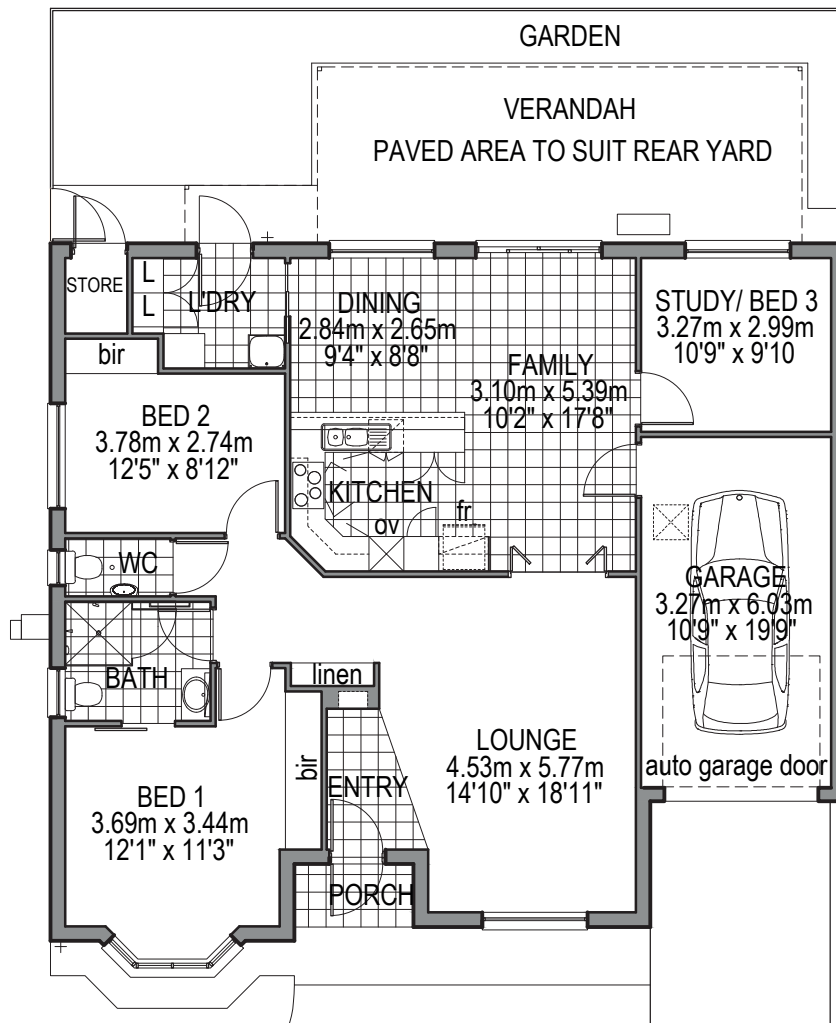
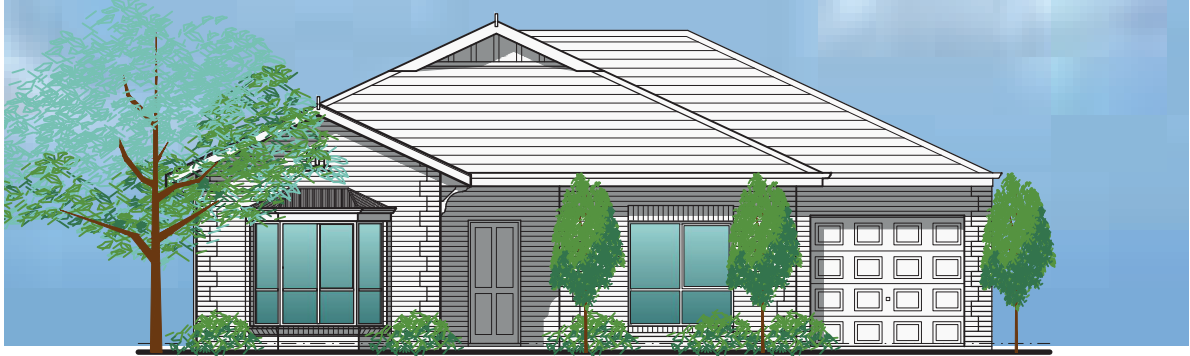


# Dahlia

TYPE 3

## 3 Bedroom Villa + Single Garage



|                 |                            |                    |
|-----------------|----------------------------|--------------------|
| LIVING...       | 130.77m <sup>2</sup>       | (14.07sq's)        |
| GARAGE...       | 22.48m <sup>2</sup>        | (2.41 sq's)        |
| PORCH...        | 2.21m <sup>2</sup>         | (0.23sq's)         |
| <b>TOTAL...</b> | <b>155.46m<sup>2</sup></b> | <b>(16.73sq's)</b> |

Disclaimer: These plans are indicative only & subject to alteration. Final plans by agreement between the client & the company.



**Wodonga Gardens**  
RETIREMENT ESTATE

2 Flinders Way, West Wodonga, VIC 3690 Ph. 1300 133 893  
info@wodongagardens.com.au www.wodongagardens.com.au

# Villas

## Standard Finishes and Inclusions

### External Features

- Secure front gate entry with camera vision in villa
- Private rear yards
- Coloured concrete patterned paving to rear yard
- Rear yard ready for resident planting
- Outback verandah
- Lift Up Clothes line
- Colorbond Good Neighbour Fencing
- Gas boosted Solar Hot Water Service
- Landscaped front garden
- Weatherproof GPO Powerpoint
- Security doors to front, rear and sliding glass door
- Automatic garage door

### Internal Features

- 3 telephone / communication points
- 2 television points
- Smoke detectors / alarm
- Linen cupboard
- Aluminium windows
- Tiled entry, porch and dining
- Garage entry to villa
- Provision for Foxtel and Broadband
- Ducted reverse-cycle air to Type 3
- Ceiling height 2700 (9ft) to Type 3
- Robe in Bed 2

### Kitchen

- Modern kitchen
- Stainless steel fan forced oven
- Ceramic cooktop and range hood, stainless steel finish
- Pantry
- Ceramic tiles
- 1.5 bowl sink with flip mixer tap
- Provision for future dishwasher
- Small bin in sink bench cupboard

### Bathrooms

- Exhaust fans / heat lamps
- Bathroom walls / floors tiled
- Pivot shower screens
- Mixer tap to shower and basin
- Wall tiles to 2 metres high Type 3

### Laundry

- Well sized laundry
- Storage cupboard
- Stainless steel tub
- Ceramic tiles

