



**27 Dora Street COORANBONG NSW**

4  2  2 

Positioned in a quiet street with no thru road access and a bushland setting, this two-year-old Beechwood home is ready and awaiting your personal touches, whilst at the same time offering some extra features not found in a standard residence. This becomes evident the moment you walk through the door and see the timeless quality of the professionally laid tongue and groove blackbutt, hardwood timber floors, which cover the entire home with the exception of the bathrooms and laundry. The owners also elected to have installed a fully ducted, dual cycle air-conditioner. The master bedroom is a very generous size with a walk-in-robe and ensuite, a double garage with internal access, media / family room, which is separate yet close to the main living area, allowing you to interact with family and friends. The kitchen is a timeless design perfect

**Type** : House

**View** : <https://www.wilsonbritten.com/sale/nsw/lake-mac-quarie-west/cooranbong/residential/house/8474603>

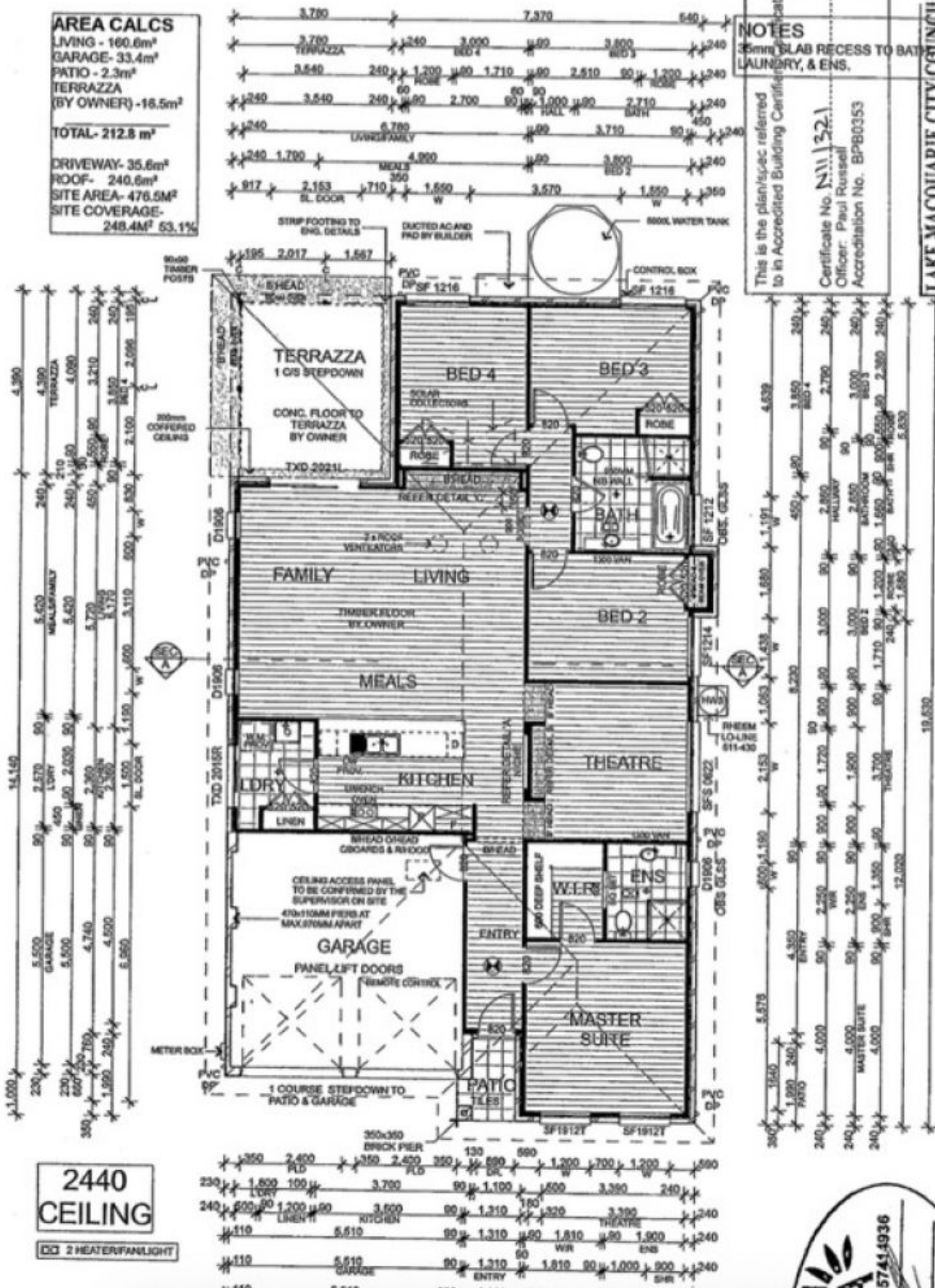
[For full version visit the website](https://www.wilsonbritten.com)

**AREA CALCS**  
 LIVING - 160.6m<sup>2</sup>  
 GARAGE - 33.4m<sup>2</sup>  
 PATIO - 2.3m<sup>2</sup>  
 TERRAZZA  
 (BY OWNER) - 16.5m<sup>2</sup>  
**TOTAL - 212.8 m<sup>2</sup>**  
 DRIVEWAY - 35.6m<sup>2</sup>  
 ROOF - 240.6m<sup>2</sup>  
 SITE AREA - 476.5M<sup>2</sup>  
 SITE COVERAGE -  
 248.4M<sup>2</sup> 53.1%

**NOTES**  
 35mm SLAB RECESS TO BATH  
 LAUNDRY, & ENS.

This is the plan/spec referred  
 to in Accredited Building Certificate  
 Certificate No. **N111321**  
 Officer: Paul Russell  
 Accreditation No. BPP00353

**LAKE MACQUARIE CITY COUNCIL**  
 Approved plans for  
 DEVELOPMENT CONSENT No. 11 / 162.3  
 DATE OF APPROVAL 14/11/11



**2440  
 CEILING**  
 □ 2 HEATER/FANLIGHT

