



# THE CAMELLIA

182.81m<sup>2</sup> TOTAL AREA

**The Camellia offers a spacious floorplan and different living areas to maximise space and comfort throughout the house.**

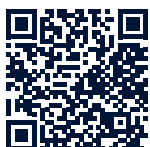
An inviting living and dining area opening into a covered alfresco, ideal for entertaining or spending time with family or friends. When it is time to retreat, enjoy the spacious master bedroom with ensuite and his and hers vanities. A second bedroom, ideal for guests, plus a multi-purpose room that can be used as a separate living area, study or hobby room.

Double car garage with internal access, plus a front porch ideal to enjoy a cup of coffee or tea in the morning.



## STRATFORD GARDENS PREMIUM HOME INCLUSIONS

- 3.3kw Solar System
- 2 Zone Ducted Air Conditioning System
- 2.7m Internal Ceilings
- Two Pack Kitchen Cabinetry
- Stone Benchtops
- Hybrid Flooring
- InvisiGuard Screen Doors and Window Screens
- Digital Entry Lock
- Bathroom Tiles to Ceiling, Shaving Cabinets and Shower Niche / Dwarf Walls in Bathroom



Scan the QR code to  
find out more about the  
Stratford Gardens Community

# THE CAMELLIA

## 182.81m<sup>2</sup> TOTAL AREA

Boutique home designs,  
featuring premium  
inclusions ready for you  
to move in.



**LIVING**  
114.58 m<sup>2</sup>



**ALFRESCO**  
15.68 m<sup>2</sup>



**PATIO**  
5.77 m<sup>2</sup>



**COURTYARD**  
10.30 m<sup>2</sup>



**GARAGE**  
36.48 m<sup>2</sup>



**TOTAL AREA**  
182.81 m<sup>2</sup>

20 Rockford Road,  
Tahmoor NSW 2318  
0477 083 688  
sales@stratfordgardens.com.au  
vivacityproperty.com.au

Disclaimer: The facade render and floorplans are provided for illustrative purposes only. Facade colours are for illustrative purposes only and does not represent the final product. It may contain upgraded items/finishes not included standard. For detailed home pricing, please talk to a Sales Consultant. All efforts have been made to ensure accuracy of this brochure at time of printing.

