



# LOT 326 CRANGAN BAY

**CRANGAN BAY**  
central coast

**\$1,112,000**

ALFRESCO - 12.10 SQM  
GARAGE - 35.90 SQM  
LIVING - 146.60 SQM  
PORCH - 12.10 SQM  
**210 SQM OR 22.60 SQ**



 3
  1
  2
  2
  2

- DUCTED AIR
- STONE TOPS
- CARPETS
- FLOATING FLOORS
- FISHER & PAYKEL APPLIANCES

**Terms & conditions apply**

- Images are for illustrative purpose only and may include optional upgrades not included in the price of the house
- Valletta homes reserves the right to change plans, prices, specifications, product, suppliers without notice
- The purchase is a split contract where the land is purchased through the developer and the building contract is entered into with Valletta homes, So stamp duty is only paid on the land
- ABN: 18617280181
- BUILDERS LIC: 36443c





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SCALE 1:200



## DISCLAIMER/NOTES:

1. Contours are based on finished design levels and therefore should not be considered as final or as-built.
2. Location of utility services including but not limited to power, water, sewer, communications and gas are based on design and therefore should not be considered as final or as-built.
3. The Preliminary Site Analysis Plan has been collated from various sources of design information and is provided for convenience to assist Purchasers in obtaining quotation/tenders for dwelling construction.
4. This document does not form part of the Contract of Sale of the Land.

## LEGEND:

	Sewer main		O/H Electricity services
	Sewer Rising main		U/G Electricity services
	Sewer Man Hole		Power Pole
	Water main		Street Light
	Water Hydrant		Electrical Pillar
	Water Stop Valve		NBN
	Stormwater pipe		NBN Pit
	Stormwater lintel		Gas (available)
	Stormwater Pit		Retaining Wall
	Street Tree		Design surface contour

(A) EASEMENT TO DRAIN WATER 2 WIDE