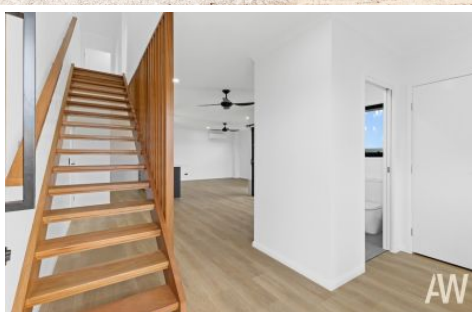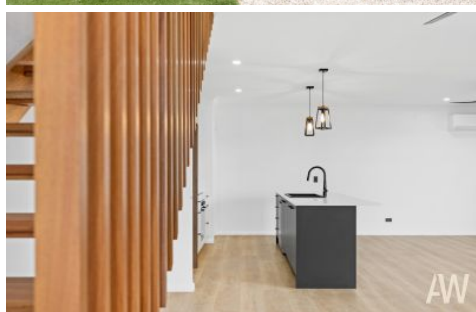# AMBER WERCHON

PROPERTY · PEOPLE

1/80 Great Keppel Way Banya QLD

4 🛏 2 🛁 2 🚗

Amber Werchon Property presents to the market, 1/80 Great Keppel Way, or Unit 2, 1 Lord Howe Circuit, Banya; choose from two brand new quality built house-sized duplex's positioned on a corner block with dual street access to maximise privacy and space, offers family-friendly, easy-care living in the City of Aura's newest suburb.

Across two levels both properties comprise four bedrooms, two bathrooms plus powder room, central kitchen with walk-in pantry, open plan living flowing to covered alfresco, study nook, separate laundry with external access, and double lock-up garage. Unit 1 is approximately 208.61 square metres and Unit 2 is 195.67 approximately - so family sized indeed.

For full version visit the website

Type	: Semi Detached
Price	: $730,000
Building Size	: 196.19 sqm
Land Size	: 418 sqm
View	: https://www.amberwerchon.com.au/7620094

Roxanne Young
07 5430 0888

John Cutuli
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https://www.amberwerchon.com.au

AMBER WERCHON

PROPERTY · PEOPLE

GROUND FLOOR

GARAGE
5.8x5.8m

L'DRY

PANTRY

PORCH | ENTRY

REF

KITCHEN
3.6x2.5m

STUDY NOOK
2.1x1.7m

PDR

DINING
3.6x3.5m

UNIT 1

STORE

LIVING
4.7x4.5m

ALFRESCO
3.6x2.4m

FIRST FLOOR

BED 3
3.0x3.4m

BED 4
3.0x3.0m

BATH

ROBE

ROBE

UNIT 1

WC

ROBE

WIR

HALLWAY

NOOK

ROBE

LINEN

BED 2
3.0x3.0m

ENS

BED 1
3.2x3.6m
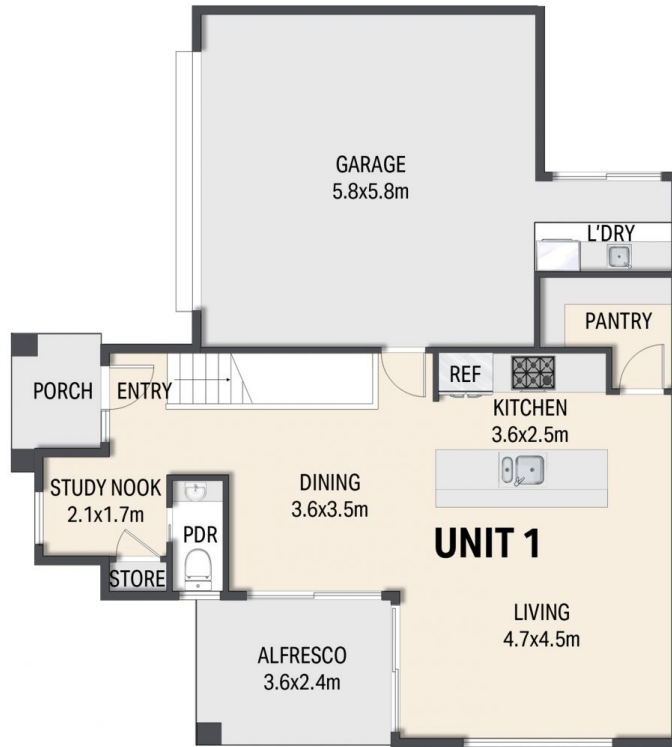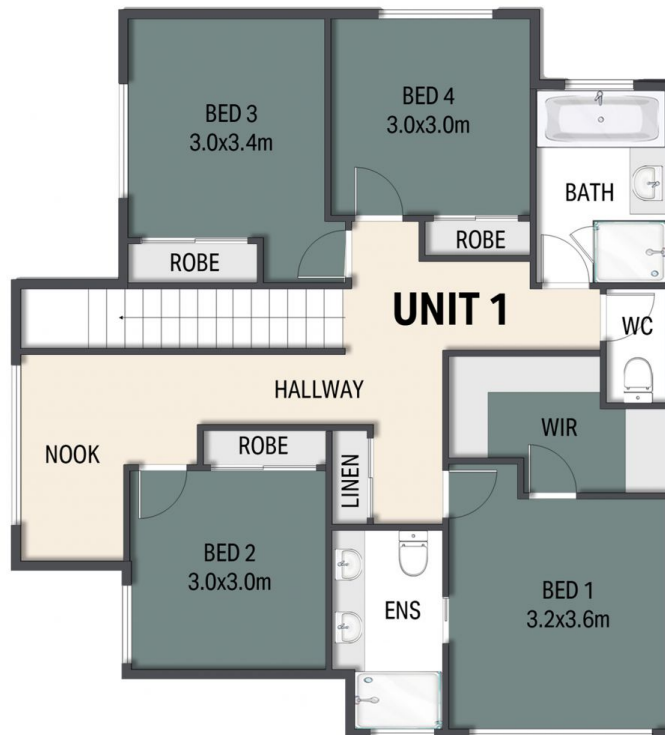
UNIT 1

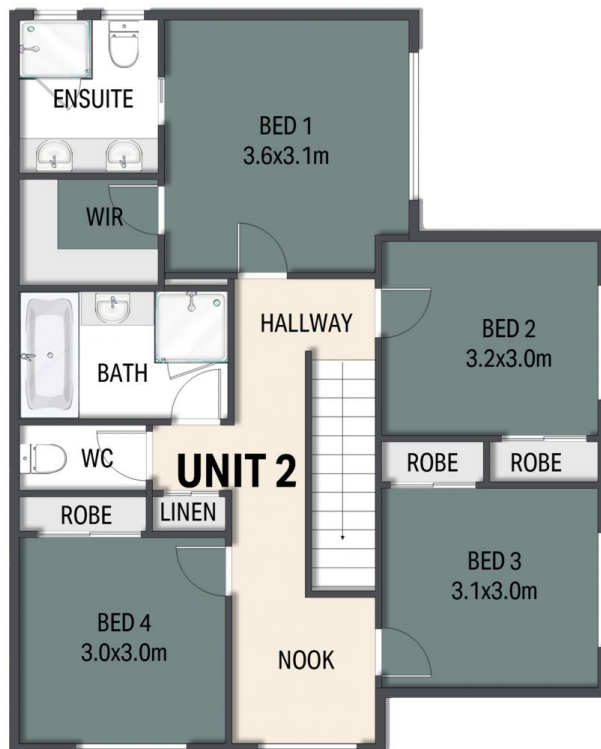|		
PORCH	:	3.01m²
ALFRESCO	:	9.01m²
GARAGE	:	40.40m²
LIVING DN	:	62.06m²
LIVING UP	:	94.13m²
TOTAL	:	208.61m²

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

AMBER WERCHON

PROPERTY · PEOPLE

GROUND FLOOR

LIVING
4.2x3.2m

ALFRESCO
2.9x3.1m

DINING
4.2x3.5m

PDR

GARAGE
6.7x5.8m

UNIT 2

L'DRY

REF

KITCHEN
3.6x3.6m

ENTRY

PORCH

FIRST FLOOR

ENSUITE

BED 1
3.6x3.1m

WIR

BATH

HALLWAY

BED 2
3.2x3.0m

WC

UNIT 2

ROBE

ROBE

ROBE

LINEN

BED 4
3.0x3.0m

NOOK

BED 3
3.1x3.0m
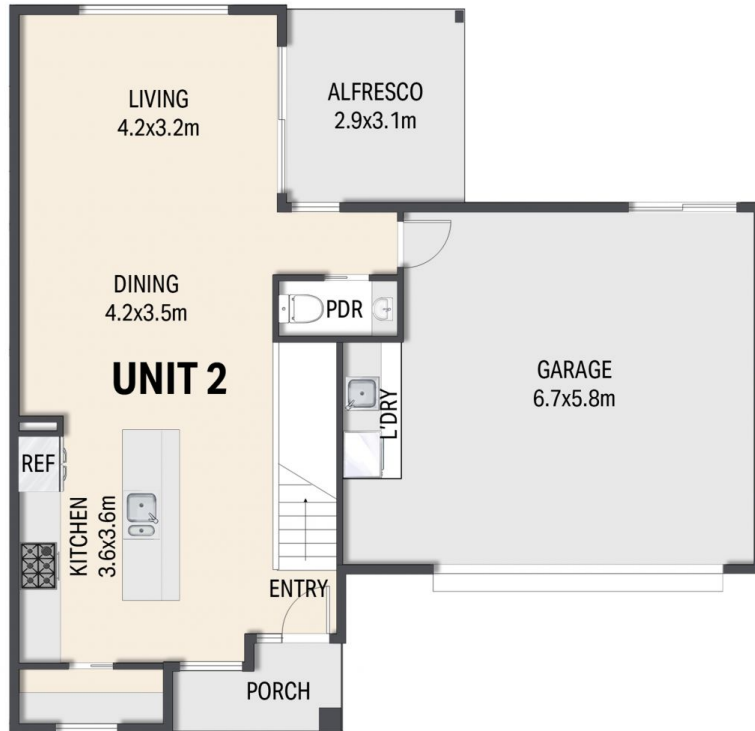
UNIT 2

PORCH   : 3.97m²
ALFRESCO : 9.72m²
GARAGE   : 39.27m²
LIVING DN : 59.60m²
LIVING UP : 83.11m²
TOTAL   : 195.67m²

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