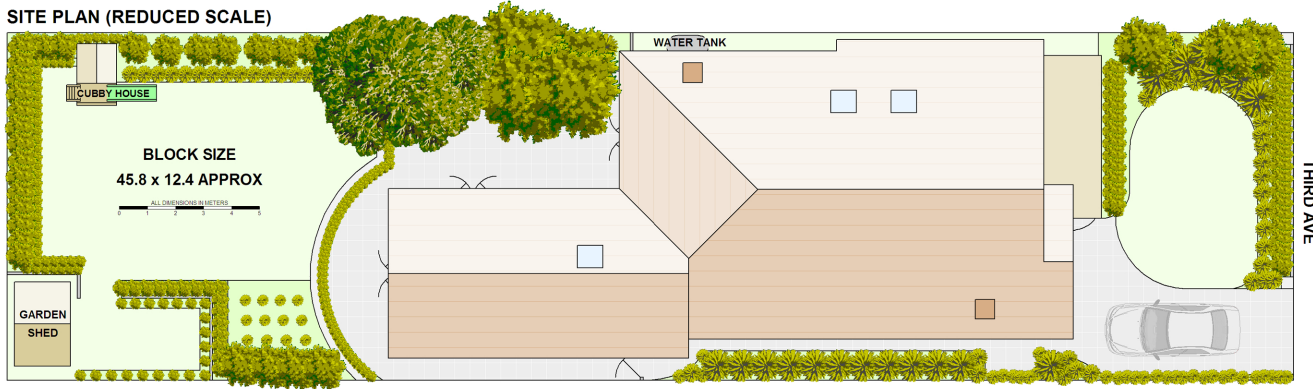




**12345 EPPING RD  
EPPING**

**SITE PLAN (REDUCED SCALE)**



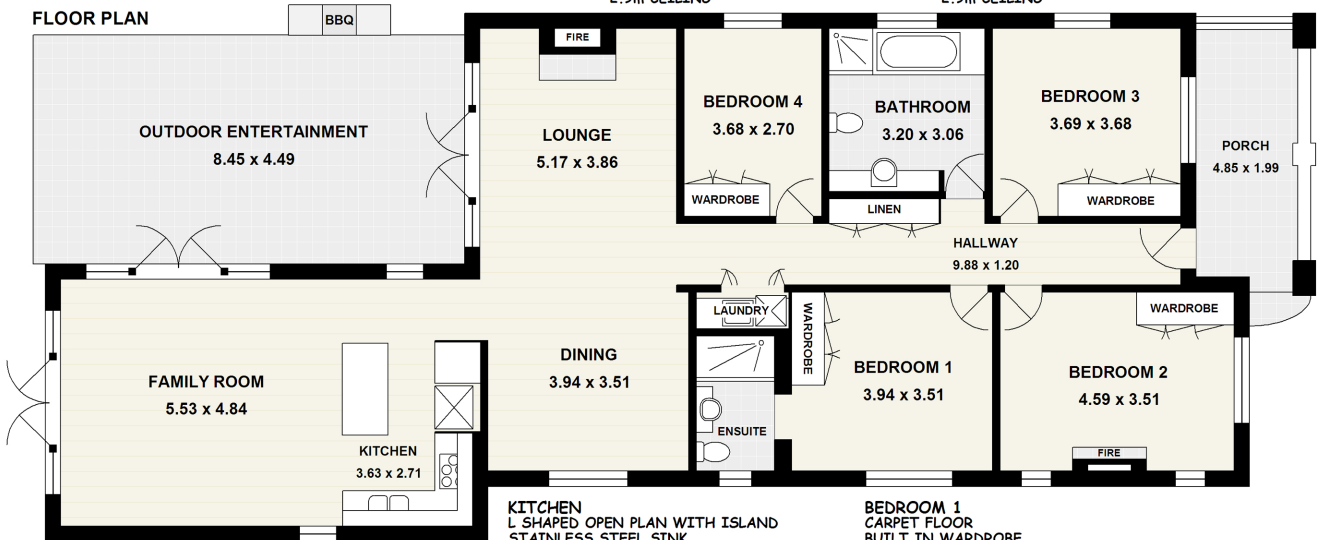
**BACK YARD**  
GRASS LAWN  
GARDEN SHED  
KIDS CUBBY HOUSE  
VEGETABLE GARDEN  
MANICURED HEDGES

**OUTDOOR ENTERTAINMENT AREA**  
SANDSTONE PAVERS  
GAS BARBEQUE  
LEAFY SHADE FROM SUN

**LOUNGE / DINING**  
OPEN PLAN  
POLISHED TIMBER FLOOR  
OPEN FIRE PLACE  
TWIN GLASS DOORS  
OPENING ONTO ENTERTAINMENT AREA  
2.9m CEILING

**BATHROOM**  
TILED FLOOR & WALLS  
SEPARATE SHOWER & BATH  
VANITY WITH CUPBOARD  
2x CEILING SKYLIGHTS  
LARGE AND AIRY  
2.9m CEILING

**FLOOR PLAN**



**FAMILY ROOM**  
OPEN PLAN ACCESS TO KITCHEN  
POLISHED TIMBER FLOOR  
SUNNY NORTH FACING  
2x TWIN GLASS DOORS  
OPENING ONTO ENTERTAINMENT AREA  
3.1m+ CEILING

**KITCHEN**  
L SHAPED OPEN PLAN WITH ISLAND  
STAINLESS STEEL SINK  
GAS COOKING  
OVERHEAD CUPBOARDS  
CAESAR STONE BENCH  
DISHWASHER  
POLISHED TIMBER FLOOR  
CEILING SKYLIGHT  
3.1m+ CEILING

**BEDROOM 1**  
CARPET FLOOR  
BUILT IN WARDROBE  
INLAYED MIRRORED DOOR  
2.9m CEILING  
PRIVATE ENSUITE

**ENSUITE**  
TILED FLOOR & WALLS  
VANITY WITH CUPBOARD  
SHOWER

