



**3/1 Lilac Street Punchbowl NSW**

**3**  **1**  **2** 

**UNDER CONTRACT ...**

**Features ;**

- > Three bedrooms
- > Large living area
- > Modern kitchen
- > Modern bathroom
- > Storage room
- > Light-filled areas
- > Air conditioning
- > Garage + internal access
- > Extra car space
- > Small block of 6
- > Total Size 186 sqm

**Land Size** : 186 sqm

**View** : <https://www.unique-property.com/sale/nsw/canterburybankstown/punchbowl/residential/villa/5884228>



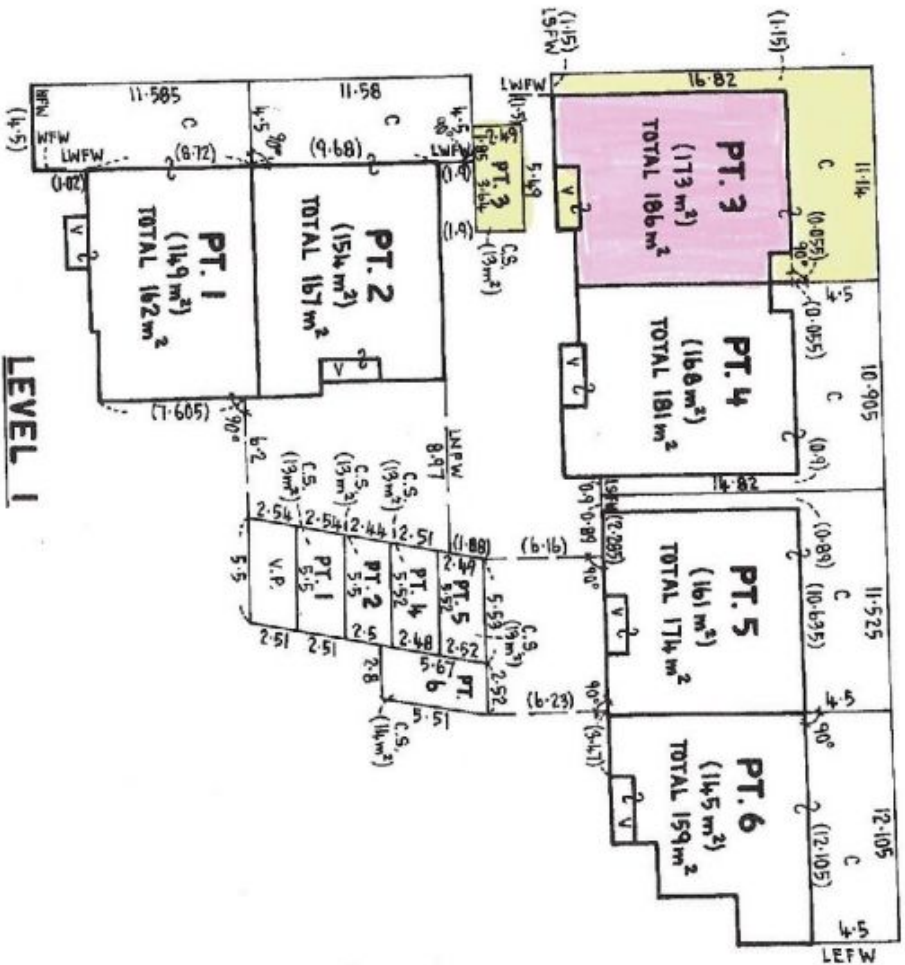
**Hellio Dias**  
**0414 653 658**

Water Rates ; \$ 250.00 p/quarter approx

WARNING: CREASING OR FOLDING WILL LEAD TO REVERSALS

STRATA PLAN 46238

SCHEDULE OF ENTITLEMENT	
LOT No	ENTITLEMENT
1	160
2	180
3	180
4	180
5	160
6	160
AGGREGATE	1000



LEVEL 1

NOTES: 1. AREAS SHOWN ARE APPROXIMATE & SHOULD NOT BE USED FOR ANY PURPOSE OTHER THAN THIS PLAN.

2. COURTYARDS, WHERE UNCOVERED, ARE LIMITED IN HEIGHT TO THE HORIZONTAL PROJECTION OF THE UNDERSIDE OF THE EAVES PARTLY COVERING THEM.

3. COURTYARDS ARE LIMITED TO A DEPTH OF 3 METRES BELOW ~~BELOW~~ THE GROUND FLOOR SLAB OF THEIR RESPECTIVE UNIT. THE SURFACE OF

4. C DENOTES COURTYARD.  
V DENOTES VERANDAH.  
C.S. DENOTES CAR SPACE.  
V.P. DENOTES VISITOR PARKING.

N.F.W. DENOTES NORTH FACE OF WALL.  
W.F.W. DENOTES WEST FACE OF WALL.  
L.N.F.W. DENOTES LINE OF NORTH FACE OF WALL.  
L.S.F.W. DENOTES LINE OF SOUTH FACE OF WALL.  
L.M.F.W. DENOTES LINE OF WEST FACE OF WALL.

5. CAR SPACES ARE LIMITED IN HEIGHT TO 3M ABOVE THEIR RESPECTIVE CONCRETE SLABS. SURFACE

Reduction Ratio 1: 250

Lengths are in metres

*David Thomas*  
Registered Surveyor

*K. L. S.*  
Council Clerk

SURVEYOR'S REFERENCE: 11966 LILAC