



# EDEN GARDENS LIFESTYLE ESTATE

79 Princes Highway, Eden, NSW, 2551

by LINCOLN PLACE

## The FRASER


2  2  1  1 

The Fraser offers practical, contemporary living with its modern design and generous living space. The spacious kitchen opens up to the dining room and comfortable lounge area, providing the perfect space for both entertaining and relaxation. This home includes two bedrooms, each complete with built-in wardrobes, two bathrooms, and a private study for added convenience. A deck offers a private outdoor entertaining area, and a single carport equipped with a motor lift door provides additional ease. Discover the perfect combination of style and function with the Fraser.



Left-hand driveway access. Render is an artists impression only and is subject to change.

For more information contact:

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April 2024



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## AREA

Internal Living Area	92.6m <sup>2</sup>
External Living Area	8.3m <sup>2</sup>
<u>Total</u>	100.8m <sup>2</sup>

## DIMENSIONS (M)

Living	3.5 x 4.2
Dining	3.5 x 2.7
Kitchen	3.4 x 3.5
Bed 1	3.5 x 3.4
Bed 2	3.5 x 3.0
Study	2.4 x 3.0
Bath	2.4 x 1.6
Ensuite	2.8 x 1.3
Laundry	2.4 x 1.5
Deck	3.6 x 2.3
Carport	3.0 x 7.0

DISCLAIMER: This plan is an artist's impression. Measurements are approximate and are to be used as a guide only.

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