



**PUT A LITTLE SPARK IN  
YOUR LIFE**

**Duplex Design Home Plan – 173  
5 Bedrooms - Size : 209 m<sup>2</sup>**

Office/Factory/Warehouse  
Unit 3, 13 McCormack Street, Arndell Park NSW 2148, Australia,  
[www.sparkhomes.com.au](http://www.sparkhomes.com.au), [www.sparkbusinessgroup.com.au](http://www.sparkbusinessgroup.com.au)  
Email: [enquiry@sparkbusinessgroup.com.au](mailto:enquiry@sparkbusinessgroup.com.au) Tel: (02) 8807 4717 | ABN  
18161539407

# PUT A LITTLE SPARK IN YOUR LIFE

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5 Bedrooms - Size : 209 m<sup>2</sup>**



**EPS FULLY PRE-FRABICATED, INSULATED FULL KIT - \$167,500+GST**

**STEEL/ TIMBER FULL KIT (WITH GYPROCK AND CLADDING)-\$146,500+GST**

**STEEL/TIMBER FRAME KIT(EXTERIOR DOORS & WINDOWS ONLY) -\$125,500+GST**

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## **Duplex Design Home Plan –173**

### **Floor Metric Sizes**

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**Total Area: 209 m<sup>2</sup>**

**Living Area: 171.1 m<sup>2</sup>**

**Garage Area: 38.5 m<sup>2</sup>**

**Width of home : 22.0 meters**

**Length of Home: 12.8 meters**

### **Plan Features**

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**5 Bedrooms, 2 Living Areas, 2 Way bath to bed 1**

**W.I.R Pergola to back**

**Pergola to back**

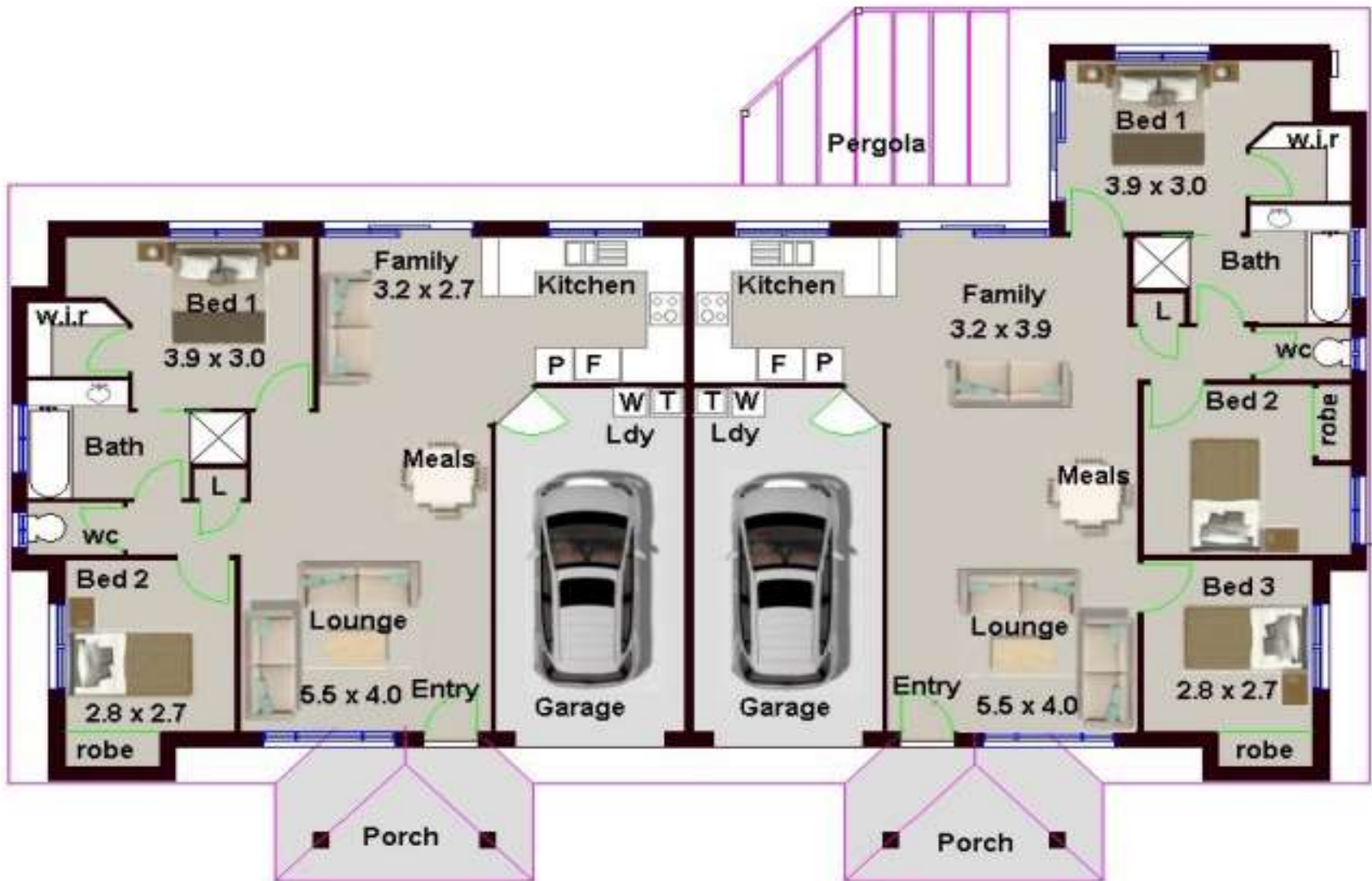
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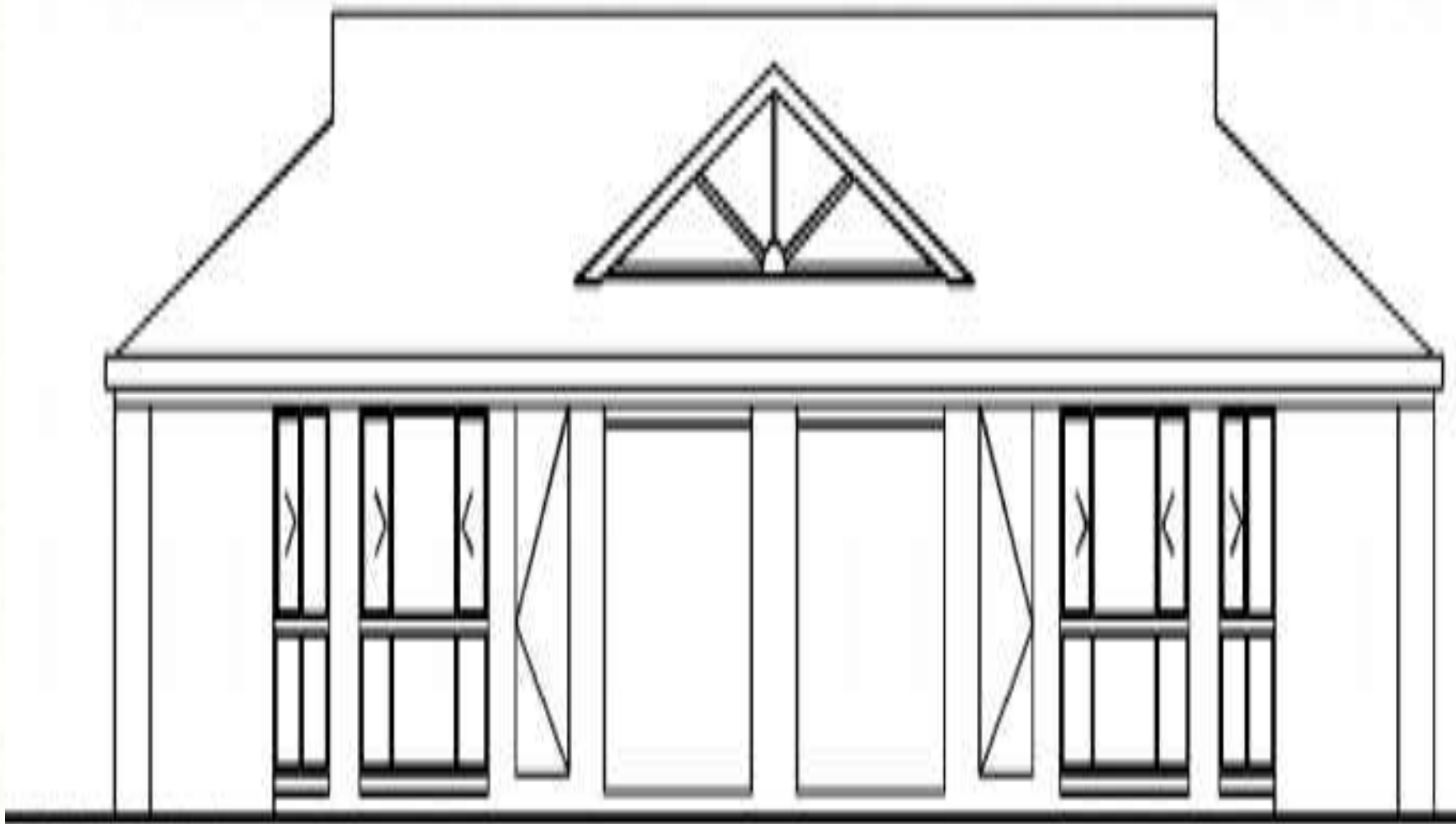
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ELEVATION 1

21-09S

21-21S

2100X2400  
ROLLER DOOR

2100X2400  
ROLLER DOOR

21-21S

21-09S

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**Elevation 2**

Office/Factory/Warehouse

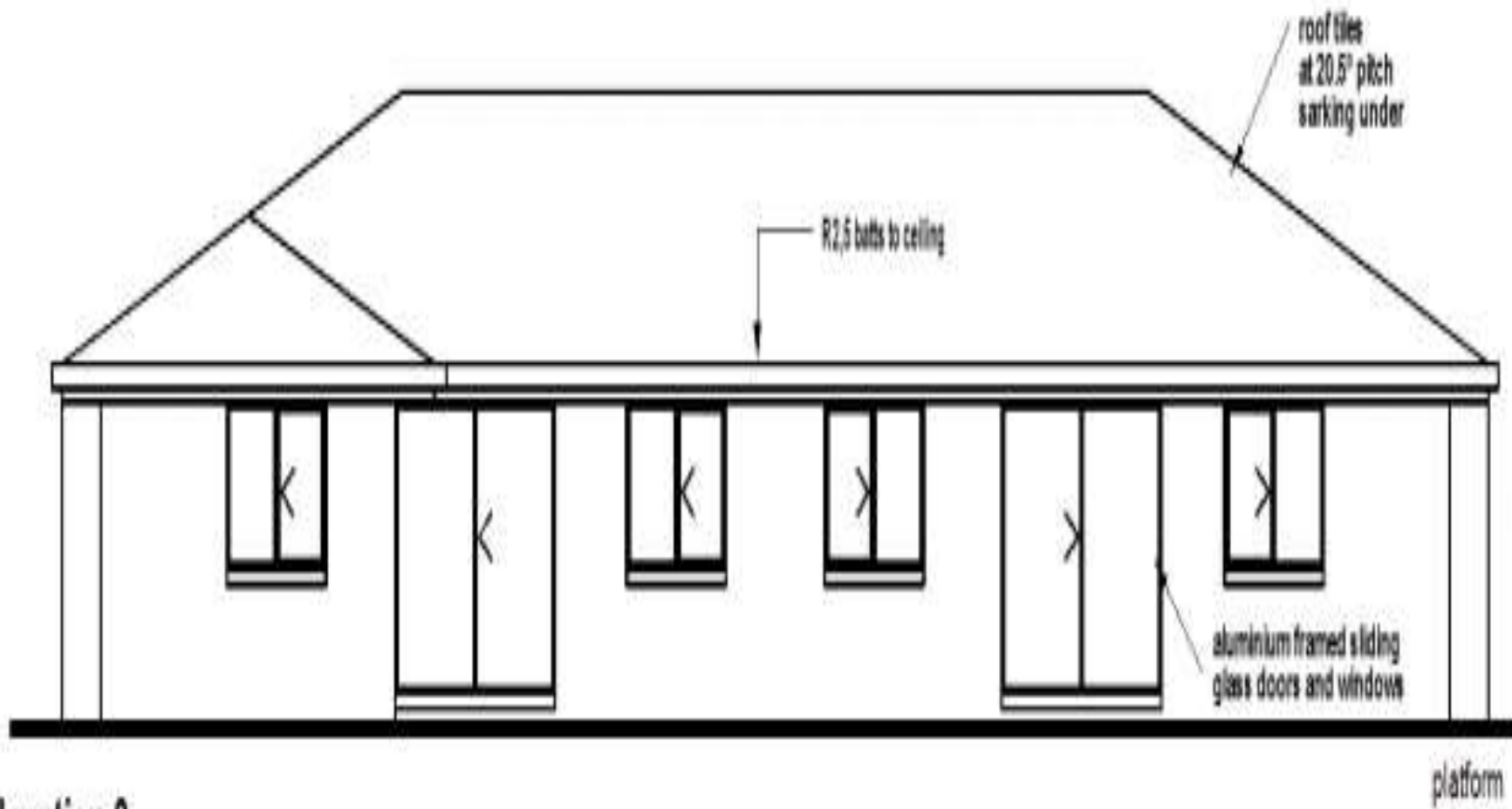
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**SPARK**  
homes



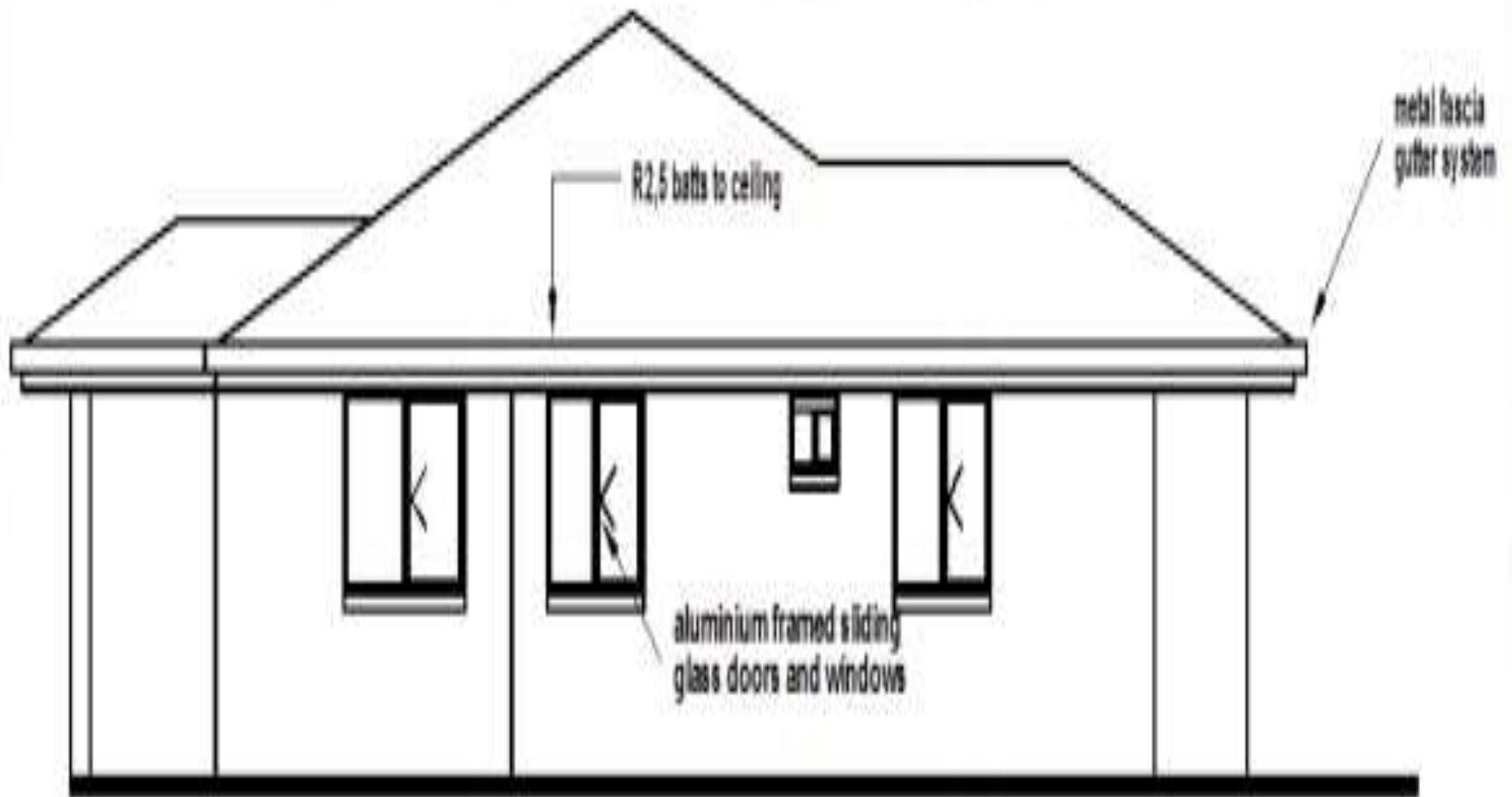
**Elevation 3**

platform

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**SPARK**  
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**Elevation 4**

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