

Cobalt 36 – H2 Designer Inclusions

Fixed Price – Full Turnkey

Warnervale Display Homes 2026
20 Turret Circuit Warnervale NSW 2259



\$1,695,000

	LAND SIZE M ² 525.0
BUILD PRICE \$1,695,000	BUILD SIZE M ² 332.6
LAND REGISTRATION Registered	EST. RENTAL RETURN P/W \$1750

SYED JAFAR
0417122787
jafar@xpansion.com.au

FLOOR PLAN

SINGLE DWELLING

Total Area

332.6 m²

4

3+1

2

The floor plan is divided into three main sections: Ground Floor, Lower Ground Floor, and First Floor.

Ground Floor: Includes a Living room (3.9 x 3.9), Office (3.9 x 2.9), Kitchen (4.3 x 3.7), Dining (5.4 x 3.0), Family room (5.4 x 4.0), Scullery, Powder room (Pwdr), and a Porch (1.5 x 1.6). A Split Level is indicated between the Living room and the Porch.

Lower Ground Floor: Includes an Alfresco area (5.9 x 3.2), Lounge / Rumpus (5.8 x 3.7), Bed 4 (2.9 x 3.2), Bath, L'dry, and a Double Garage (5.8 x 5.5). A Split Level is indicated between the Lounge / Rumpus and the Double Garage.

First Floor: Includes Bed 1 (3.9 x 3.8), Bed 2 (2.9 x 3.1), Bed 3 (2.9 x 3.1), a Gallery (3.9 x 3.5), Bath, Ensuite, and a Study Nook. A Split Level is indicated between the Gallery and the Ensuite.

Floorplan, facade, and all measurements are approximate and subject to change. Images, colors, and dimensions are for illustration only and may differ from final product. Prices shown are examples and may change without notice. Additional fees may apply. Lot widths may vary based on estate requirements and council guidelines. Contact your sales consultant for complete terms and conditions.

26-05-2026