

19 RUIA CRESCENT

Considered design. Easy everyday living.



Artist's impression by Native Bird Drafting. Lot 111 shown on letterbox.

3

BEDROOMS

2

BATHROOMS

2

GARAGE SPACES

182 m²

HOME*

410 m²

SECTION



Kitchen artist's impression by Total Kitchens. Finishes and appliances are indicative.

PROPERTY OVERVIEW

A home that makes everyday life flow

At 19 Ruia Crescent, open-plan kitchen, dining and living spaces bring the home together. A raking living-room ceiling adds a sense of space, while the adjoining covered portico and Kwila deck extend the living area outdoors.

The separate scullery keeps preparation and storage close at hand. Three bedrooms, a dedicated office nook and an internal-access double garage make this a practical home for work, rest and entertaining.

STANDOUT FEATURES

- Ducted heating and cooling
- Solar system included
- Raised ceilings
- Raking living-room ceiling
- Kitchen and scullery with engineered bench tops
- Laundry with built-in custom cabinetry and an engineered stone benchtop
- Covered portico and Kwila deck
- Landscaping included
- Office nook

182 m² home + covered portico

Home area includes the double garage and is measured over cladding.



Kitchen artist's impression by Total Kitchens.

THE HEART OF THE HOME

Made for gathering

An island kitchen connects with the dining and living spaces. Engineered stone benchtops continue through the kitchen and scullery for a coordinated finish.

PRACTICAL BY DESIGN

Room behind the scenes

The separate scullery adds useful bench space and storage, keeping the main kitchen ready for everyday living and entertaining.



Scullery artist's impression by Total Kitchens.

A PRIVATE RETREAT

Main bedroom with walk-in wardrobe and ensuite. Both showers feature tiled walls and ATHENA Slateforma stone bases.

YEAR-ROUND COMFORT

Ducted heating and cooling, a solar system and Low-E double glazing to the dwelling.

STEP OUTSIDE

A covered portico with Kwila decking provides space to unwind outdoors, with landscaping included.

Artist's impressions are indicative. Colours, fittings, appliances, furnishings and landscaping shown may differ from the final specification.

AT A GLANCE

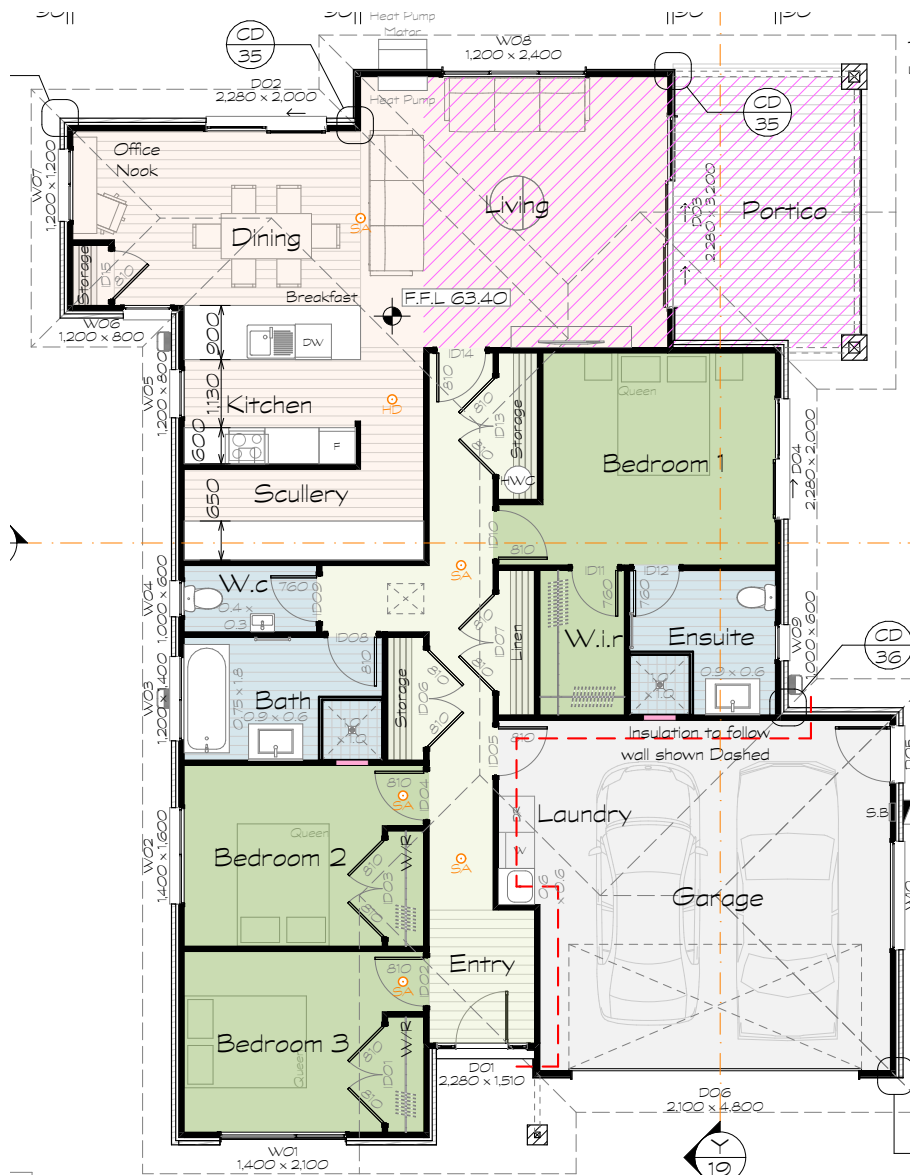
- 3 bedrooms
- 2 bathrooms
- Separate WC
- Office nook
- Walk-in wardrobe
- Separate scullery
- Internal-access double garage
- 182 m² home*
- 410 m² section
- Covered portico

ENQUIRE TODAY

For pricing, availability and further information, contact NMS Homes.

021 757 081

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Floor plan from Native Bird Drafting consent drawing 10. Not to scale. Kitchen and shower details are subject to the current kitchen plans and specifications.

*Home area is approximately 182 m² over cladding, including the garage. The covered portico and entry porch are additional to this area. Section area is 410 m².

Images and plans are indicative and supplied for marketing purposes. Final finishes and inclusions are governed by the agreed plans and specifications. Prospective purchasers should verify areas and details before relying on them.