



## ST TROPEZ AZURE

FROM \$973,490

255 Tringa Circle,  
Cygna Cove, Waterford

Lot size 450m<sup>2</sup>

Location is everything, and Cygna Cove provides a highly desirable established river lifestyle. The centrepiece of the estate is the rehabilitated river foreshore with its swan breeding ground. Raised boardwalks, sheltered viewing arbours and interpretive signs will highlight points of interest and the rich and varied history.

### Luxury features include:

Quality double brick construction; concrete suspended slab to 1st floor; acrylic render to elevation; Caesarstone benchtops to kitchen; 900mm SMEG professional cooker and rangehood; soft close cupboard doors and drawers; high quality fittings and fixtures throughout; semi frameless shower screens; site works allowance; and much more.

Ground Floor	92.03 m <sup>2</sup>
First Floor	88.03 m <sup>2</sup>
Garage	36.30 m <sup>2</sup>
<b>Total Area</b>	<b>237.61 m<sup>2</sup></b>

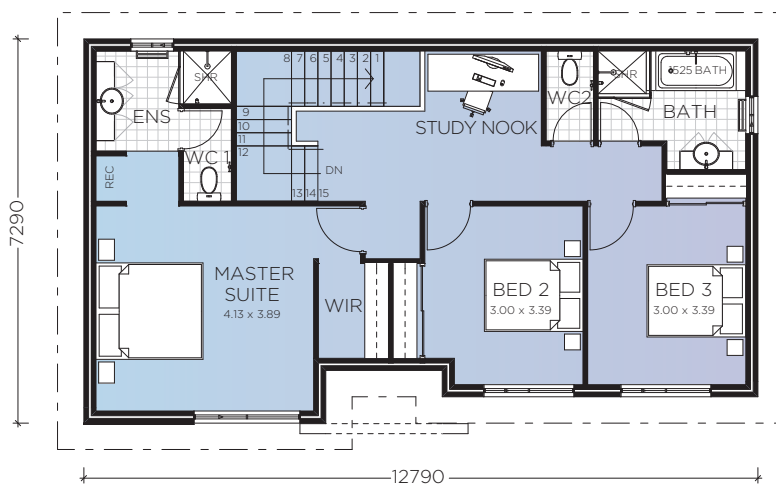
**GAVIN CLINTON-BURNS**  
Design & Building Consultant

191 Great Eastern Hwy Belmont, WA

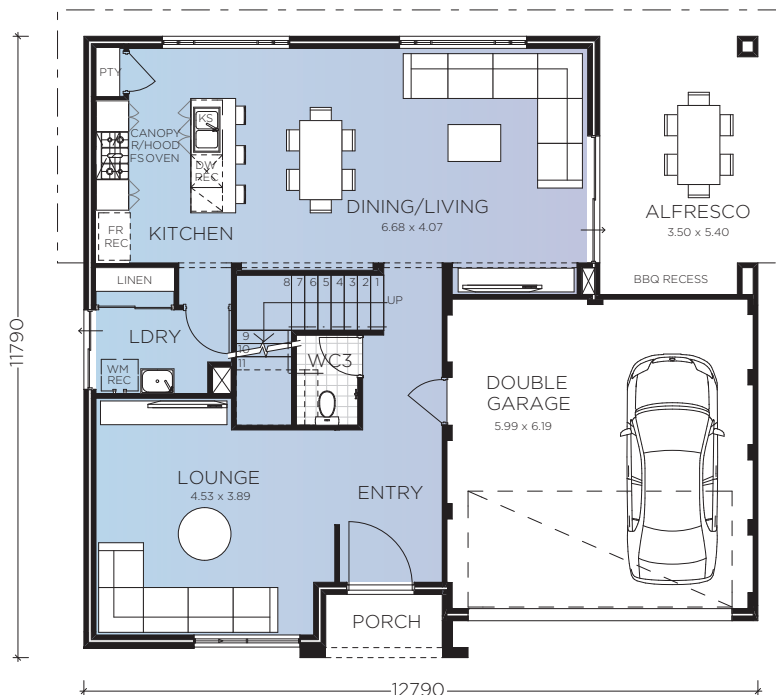
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Photos are for illustration purposes only. The land offered for purchase with this package is done so in conjunction with the land developer and/or seller of the land to facilitate a house and land package. Switch Homes does not own the land and a separate contract for sale for the land will be prepared by the seller. The advertised price is subject to change should any changes be made to the house design, a provisional sum allowance for siteworks is included and subject to a licensed survey and engineers report.

**SWITCH**  
FEEL AT HOME



FIRST FLOOR PLAN



GROUND FLOOR PLAN

Sales Enquiries 0409 450 665

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