



FOR LEASE

BRAND NEW, PERFECT FOR YOU!

A fantastic family home situated in the prestigious Meridian estate has just become available for the first time. Comprising of master bedroom with walk-in-robe and full ensuite with double basin and oversized shower plus a further three bedrooms with built in mirrored robes. The lounge room is separate from the casual living area providing some privacy for quiet times. An open plan kitchen featuring 900mm stainless steel cooking appliances including dishwasher and stylish glass splash back is adjacent to the meals/ family area that provides outdoor access. Other features include internal access to the remote control garage and gas ducted heating. Close to M1 freeway access, local shopping centres such as Eden Rise, and Selandra Boulevard. Just a short stroll to the local park and with many educational options in the area to accommodate Primary and Secondary school children, as well as childcare facilities. Landscape and window furnishings will be provided. For further details call 5999- 0684

4 BED | 2 BATH | 2 CAR

PRICE:
\$450 per week

OPEN FOR INSPECTION:
N/A



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PROVIDE 10mm EXPANSION/ARTICULATION JOINTS @ 6000mm MAX. CENTRES IN MASONRY WALLS ABOVE OR CLOSE TO JUNCTIONS, BETWEEN DIFFERENT TYPES OF FOOTING SYSTEMS, FOOTINGS FOUNDED AT SIGNIFICANTLY DIFFERENT DEPTHS OR FOOTINGS FOUNDED ON SIGNIFICANTLY DIFFERENT MATERIALS (ie CLAY & ROCK).

BUILDER SHALL VENT ALL EXHAUST FANS TO OPEN AIR

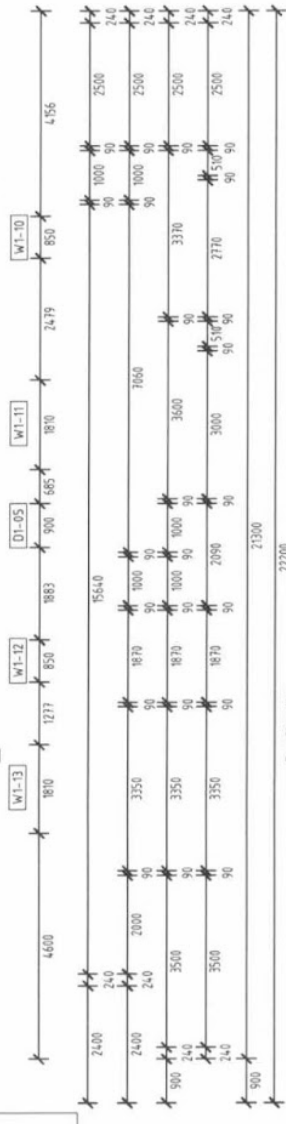
FINISHES LEGEND:
 RING AND TIMBER STAIRCASE
 R SIMILAR TILE
 ROBES AS SHOWN
 FISH TO CARPORTS & PORCHES
 DILATED TO CARPORTS & PORCHES
 FINISHES SHALL BE CONFIRMED WITH ALL FINISHES SHOWN ARE



REFER TO SHEET A02 FOR FLOOR PLAN NOTES & LEGEND

DEVELOPMENT SUMMARY:

SITE AREA	350.00m ²
COVERAGE	211.28m ² (60.36%)
PERMEABILITY	115.30m ² (32.94%)
AREA SUMMARY:	
PORCH	5.78m ²
GARAGE	36.26m ²
GROUND	160.95m ²
ALFRESCO	8.29m ²
TOTAL	211.28m² (22.74.50)



DocuSigned by:
T. Mys

PARTITION PLAN @ 1:100

Project Address: **PROPOSED DWELLING LOT 222 STATURE AVENUE CLYDE NORTH VICTORIA**
 Client Name: **KANAN HOMES**
 Drawing Title: **PARTITION PLAN**
 Drawing No.: **A04**
 Project No.: **A017-032**
 Drawing Scale: **1:100 @A3**
 Date: **AUG 2017**

9/11/2017

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bdav

NO	DATE	REASON

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.