



**SOLD**

## FANTASTIC FAMILY HOME IN GREAT LOCATION

This modern, spacious and well designed home will appeal to first time buyers, families and investors all looking to achieve genuine value for money in what has become such a highly competitive market. Situated on a 466sqm block, this 2014 built home is conveniently located close to schools, parks, shops and transport links.

Features and benefits include:

- \* Spacious master bedroom with his/hers walk in robes & plantation shutters to windows
- \* Modern master en-suite with double vanities, heaps of storage & large shower with glass screen.
- \* Home theatre / sitting room
- \* Spacious open plan casual living area living area with split system reverse cycle air conditioning
- \* Chefs kitchen with island bench, stainless steel appliances including dishwasher, plenty of storage & stone bench tops
- \* 3 double minor bedrooms, all with built in robes
- \* Modern family bathroom with bath, shower and vanity
- \* Practical laundry with lots of linen storage
- \* Security alarm
- \* Gorgeous outdoor entertaining space with under main roof alfresco and additional skillion roof patio with poured aggregate paving, feature decking, the perfect spot to relax and unwind all year round
- \* Lawned area for kids and pets to play, veggie garden beds and established planting make for the perfect backyard oasis
- \* Double remote garage with shoppers access
- \* Gas hot water system, reticulated lawns and garden beds

Families will enjoy the close proximity to Golden Bay Primary School, along with the convenience of Golden Bay's local sporting complex, multiple parks and playgrounds. It's a short 100m walk to the first of those parks and only 1km to the local beach at the end of the street, it really is the perfect spot to call home!

For all enquiries please contact LISA DRYLIE direct.

4 BED | 2 BATH | 2 CAR

PRICE:  
\$430,000

OPEN FOR INSPECTION:  
N/A



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**CLIENT NOTE**

ALL DIMENSIONS STATED ON THIS DRAWING RELATE TO BRICKWORK SETOUT ONLY. NO ALLOWANCE IS MADE FOR ADDITIONS OF PLASTER OR WALL FINISH WHERE THESE APPLY. CARE SHOULD BE TAKEN TO INCLUDE SUCH ALLOWANCE IN CALCULATION OF CLEARANCE REQUIRED FOR FUTURE FITTINGS

**BRICKLAYER NOTE**

1. ROOF TO BE ANCHORED DOWN WITH 32mm x 10mm HOOP IRON STRAPS @ 1200mm BELOW WALL PLATE @ 1200mm ATTACHED BY LUGS TO ANGLES OVER WINDOWS & OPENINGS
2. INSTALL GAS VENT SLEEVE AS NOTED
3. 2 ROWS OF 6mm @ GALV. RODS IN BWORK MARKED X-X
4. FULL LENGTH PG STRAPS TO ALL ATTACHED PIERS
5. FULL LENGTH HOOP IRON STRAPS TO OPENINGS 2.4m WIDE AND GREATER

**FIXING CARPENTER NOTE**

1. 450mm WIDE SHELF & RAIL, 1650mm HIGH TO BUILT IN ROBES
2. 450mm WIDE SHELF & RAIL, 1800mm HIGH TO WLR6
3. 4 x 450mm WIDE SHELVES TO W LINES
4. TOILET RAIL HEIGHT TO BE AS NOTED ON PLAN
5. TOILET ROLL HOLDERS TO BE FIXED 800mm ABOVE FL UNLESS OTHERWISE NOTED
6. 4 x 450mm WIDE SHELVES TO PANTRY BOTTOM SHELF AT 500mm AFL

**GENERAL NOTE**

1. STEELWORK SHOWN ARE ESTIMATES. REFER TO SCHEDULER FOR CORRECT LOCATIONS AND REQUIREMENTS
  2. NUMBER AND PLACING OF RWP'S IS APPROX. AND GOVERNED BY ROOF STRUCTURE AND AT PLUMBERS DISCRETION
- CONCRETOR NOTE:**  
25mm SETDOWN REQUIRED TO SAND PAD ON WET AREAS

**CEILING FIXER NOTE**

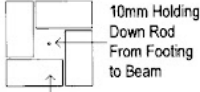
1. CEILINGS TO BUILT IN ROBES AND PANTRY TO BE 210mm HIGH UNLESS OTHERWISE NOTED

**ROOF CARPENTER**

1. CUT REQUIRED FOR STANDARD MANHOLE SIZE: 500mm x 650mm
2. EAVES 400mm WIDE LINED AND BOXED UNLESS OTHERWISE NOTED

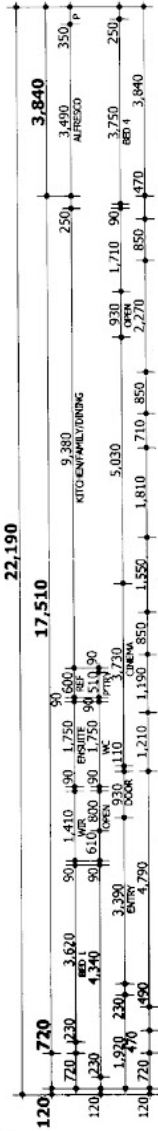
THIS PLAN IS TO BE READ IN CONJUNCTION WITH CELEBRATION HOMES STANDARD ADDENDA

**SUPERVISOR NOTE**



350 x 350 Pier

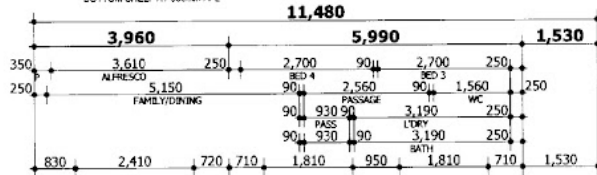
**ALFRESCO PIER DETAIL** SCALE 1:20



350x350 FACE BRICK PIER

HATCHED EXTENT INDICATES CAVITY INSULATION

8 STAR COMPLIANT

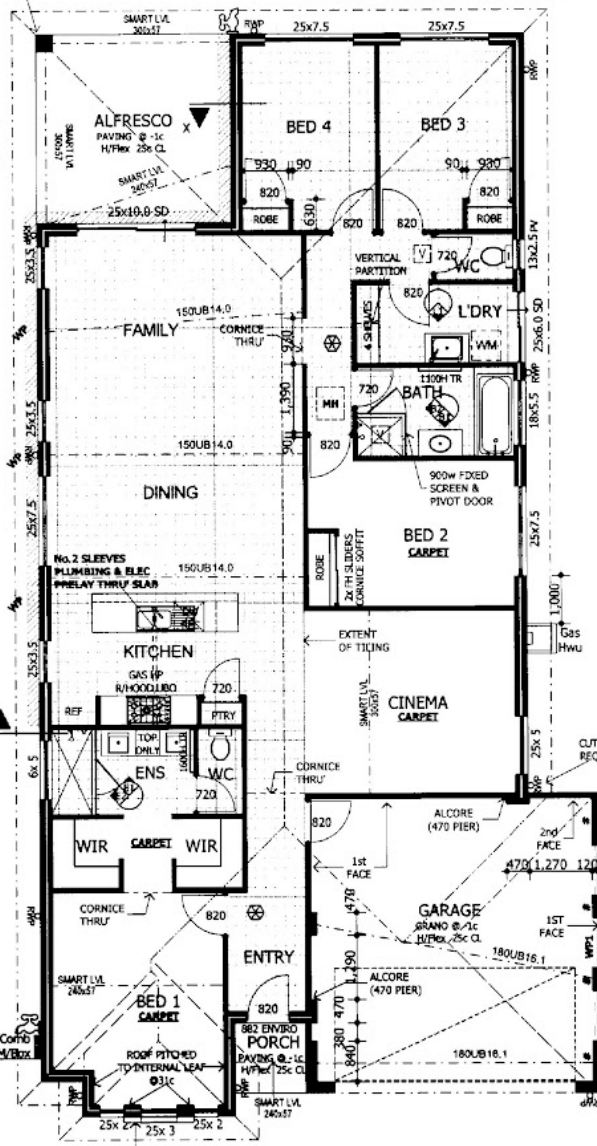
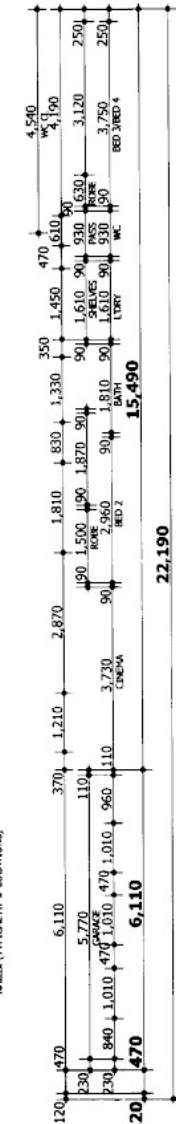


**GALVANISED LINTELS**

**REFER TO ENGINEERS N1 WIND LOADING DETAILS**

**R4.1 INSULATION**

**COASTAL CONDITIONS APPLY**

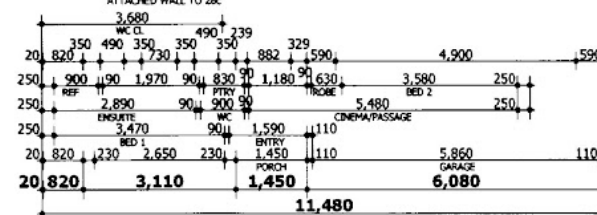


PROVIDE FULL HEIGHT 300x300mm STRAPS AT PIER LOCATIONS. BUILT STRAP PIN 75 INTO BOTTOM REBBER OF WALL. USE 10mm @ 1200mm TO SET OUT. (TYPICAL AT # LOCATIONS)

Area Calc	
HOUSE	172.07 ( 66.118m)
ALFRESCO	15.21
GARAGE	36.15
PORCH	2.10
<b>Total</b>	<b>225.53 m²</b>

<b>Roof Area</b>	<b>Paving Area</b>
277.45	48.68 m²

**VEGA ALFRESCO**



DATE	OWNER	BUILDER

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.