FOR SALE

SPACIOUS SOLID +330SQM HOME

This family home was built by the original owners to be their forever home and it has everything a family needs. There are little surprises along the way that really make it home. Built in the early 80's some minor upgrades & updates have been done and the property offers space and opportunity for the new owner to refresh this solid home and add their touches and make it their forever home.

The top level has 4 large bedrooms and one bathroom with separate toilet.
The bedrooms have fans, carpets and 3 have built ins. The bathroom is spacious with a shower, bath and vanity.

The air-conditioned living room is spacious and formal, separate from the combined kitchen/dining area which lead onto the long and wide top deck which overlooks the back gardens and views.

Down the internal stairs and be amazed at the extra-large entertaining/rumpus room with a built-in bar. This whole downstairs section could be easily transformed into a separate unit if you include the extra-large laundry with its own separate toilet and space to add a shower. A workshop with bench tops and places to hang and store your tools plus a big double-car L/up garage with extra space for storage completes the downstairs.

There is another outdoor area under the balcony leading into the established landscaped gardens that boast some lovely fully established plants.
There is side access for a boat or caravan and on over 2000 sqm, there is lots of room for a big shed, pool or entertaining outdoor area.

A must to view, fenced, sewered, town water and loads of potential. Looking forward to showing you through this great opportunity.

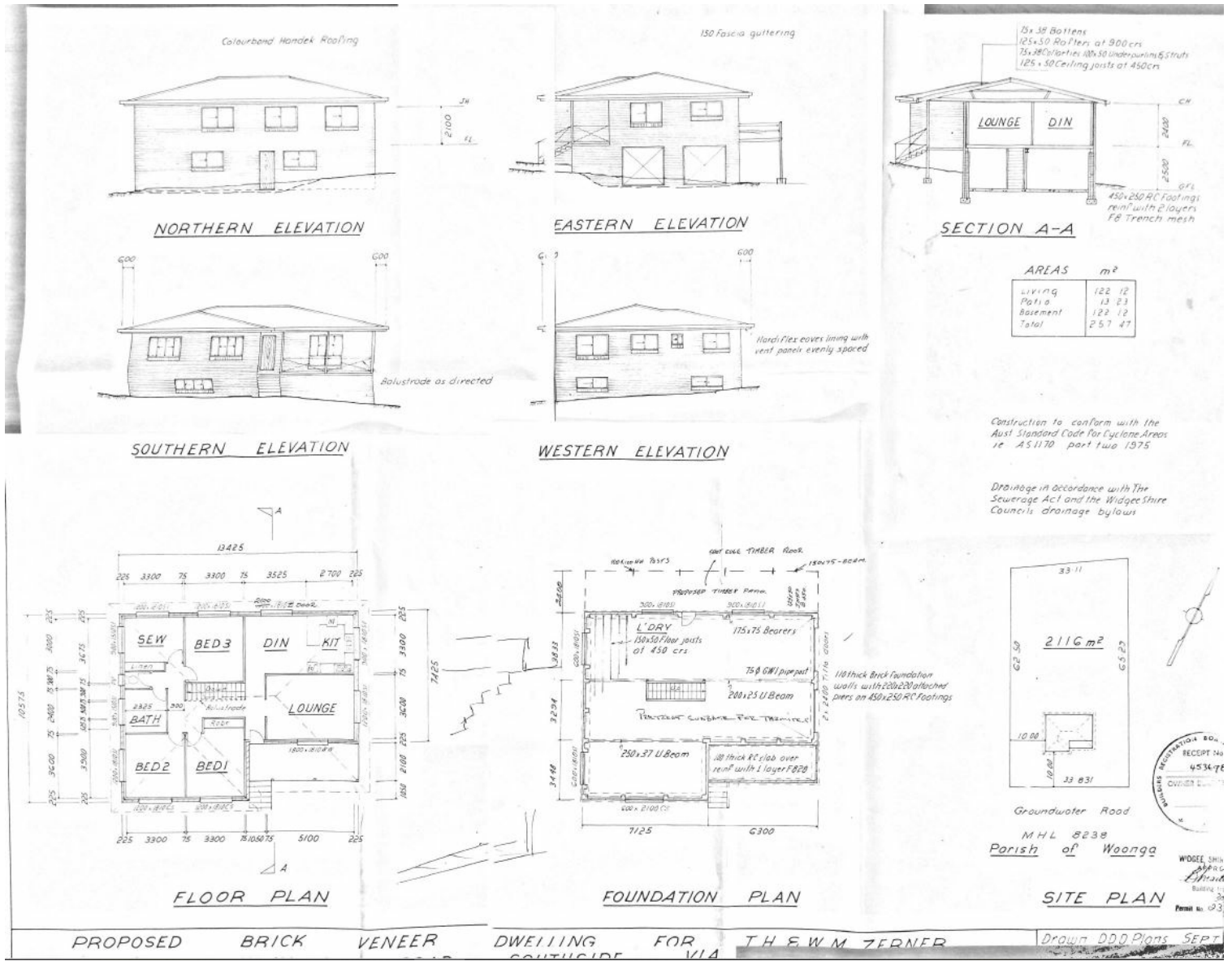Contact Graham 0428 832 244 or Daniel 0423293834 for more information.

4 BED | 1 BATH | 2 CAR

PRICE:
$575,000

OPEN FOR INSPECTION:
N/A

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NORTHERN ELEVATION

EASTERN ELEVATION

SECTION A-A

Colourband Handek Roofing

150 Fascia guttering

15 x 38 Battens
125 x 50 Rafters at 900 crs
75 x 38 Collarties 100 x 50 Underpurlins & Struts
125 x 50 Ceiling joists at 450 crs

LOUNGE   DIN

450 x 250 RC Footings
reinf with 2 layers
F8 Trench mesh

SOUTHERN ELEVATION

WESTERN ELEVATION

Hardiflex eaves lining with
vent panels evenly spaced

Balustrade as directed

AREAS   m²

Living	122 12
Patio	13 23
Basement	122 12
Total	257 47

Construction to conform with the
Aust Standard Code For Cyclone Areas
ie AS 1170 part two 1975

Drainage in accordance with The
Sewerage Act and the Widgee Shire
Councils drainage bylaws

FLOOR PLAN

13425

SEW   BED3   DIN   KIT

BATH

LOUNGE

BED2   BED1

FOUNDATION PLAN

L'DRY
150 x 50 Floor joists
at 450 crs

175 x 75 Bearers

75 Ø GWI pipe post

200 x 125 U Beam

110 thick Brick Foundation
walls with 200 x 220 attached
piers on 450 x 250 RC Footings

250 x 37 U Beam

110 thick RC slab over
reinf with 1 layer F828

SITE PLAN

2116 m²

Groundwater Road

MHL 8238
Parish of Woonga

PROPOSED BRICK VENEER DWELLING FOR T H & W M ZERNER

Drawn DDD Plans SEPT

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