



FOR SALE

DECENT LAND WITH DOUBLE GARAGE WIDTH IN AN ATTRACTIVE LOCATION!!

Build your dream home in this peaceful location on a land of approx. 400 sqm with double garage (STCC) width. First home buyers pay no stamp duty * , receive \$15,000 govt grant * and benefit from 5% deposit scheme with no LMI * . Senior Downsizers pay no stamp duty * . Multitude type of plans can fit this land.

You have the following reasons to buy:

- Torrens title in a new locality among newer homes.
- First home buyers pay no stamp duty * , receive \$15,000 govt grant * and benefit from 5% deposit scheme with no LMI * .
- Senior Downsizers pay no stamp duty * .
- Double garage (STCC) width.
- Multitude type of plans can fit this land.

Don't miss the rare opportunity, so act fast and build your dream home today. Contact Gursharan Brar at Fab Realtors - M: 0416 748 147

STCC – Subject To Council Consent
* Subject to eligibility

Disclaimer: Photos, plan, graphics, or any marketing material on this listing is for illustration only. We have used our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained.

RLA 312162



PRICE:
\$429,000 to \$449,000



Gursharan Brar | 0416 748
147

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fabrealtors.com.au

SITE NOTES

- BALDER TO CHECK AND CORRECT ALL LEVELS AND DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- ANY OPERATIONS IN DOCUMENTATION AND / OR ON SITE ARE TO BE REPORTED TO THE DESIGNER BEFORE ANY WORK IS COMMENCED
- ALL WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED DIMENSIONS
- ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT LOCAL AUTHORITY REQUIREMENTS
- FOUNDATIONS, EXCAVATIONS, REINFORCEMENT PLACEMENT ETC. TO BE INSPECTED AND APPROVED BY ENGINEER OR BUILDING SURVEYOR PRIOR TO ANY CONCRETE PLACEMENT
- GROUND LEVELS AND FINISHED FLOOR LEVELS INDICATED ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED ON SITE
- NO VARIATION MAY BE MADE TO THE DRAWINGS WITHOUT PRIOR APPROVAL OF THE PROPRIETOR OR DESIGNER
- REFER TO ENGINEERS DESIGN, DOCUMENTATION, CALCULATION AND SPECIFICATION FOR STRUCTURAL, ELECTRICAL, HYDRAULIC AND CIVIL DETAILS (IF APPLICABLE)
- STORMWATER TO BE DISCHARGED TO STREET WATERABLE OR RAINWATER TANK IN ACCORDANCE WITH COUNCIL REQUIREMENTS AND/OR DIRECTION
- SPACE WATER RUN OFF FROM NOT LESS THAN 50% OF ROOF CATCHMENT AREA TO BE STORED IN 100L RAIN WATER TANK AND PLUMBED TO EITHER A TOILET, WATER HEATER OR LAUNDRY TANK AND RAIN TANK OVERFLOW ON RAIN WATER TANK MUST BE FITTED WITH INSECT PROOF AND NON DEGRADABLE SCREENS

PLANT SCHEDULE

PLANT NAME	SIZE
IRON BEARING PALM	0.9M X 2.2M
HYDRA VANDER WEDDIE	0.8M X 1.8M
LANDSCAPE WATTLE	10 X 1.1M
ACACIA/WHIMWHEA	1 - 1.5M

AREA SCHEDULE - LOT 3, 4 & 5

AREA	SIZE (M ²)	TOTAL
FLOOR AREA	413.93	1251.00
COVERED	170.00	423.00
P.O.S	16.41	16.41
LANDSCAPING	162.60	329.00
LANDING	78.04	78.04
GARAGE	36.14	36.14
PORCH	2.82	2.82
APARTMENT	1	1
TOTAL	175.00	175.00

PERMITS: 14.43 M²
 NOW COVERAGE: 282.43 M²

AMENDMENTS

REV	DATE	DESCRIPTION	BY	CHK
01	11.06.24	ISSUED FOR PERMITS	...	...
02	11.06.24	ISSUED FOR PERMITS	...	...

WORKING DRAWINGS FOR CERTIFICATION

NO.	DESCRIPTION	DATE	BY	CHK
1	ISSUED FOR PERMITS	...	...	...
2	ISSUED FOR PERMITS	...	...	...

CLIENT INFORMATION

CLIENT: ...
 DATE: ...

LEGEND

NO.	DESCRIPTION	DATE	BY	CHK
1	ISSUED FOR PERMITS	...	...	...
2	ISSUED FOR PERMITS	...	...	...

SCALE

1:1000 @ A3

PROJECT INFORMATION

PROJECT: (LOT 3, 4 & 5) LOT 28, ANDREWS RD MUNNO PARA DOWNS
 TITLE: SITE PLAN - LOT 3, 4 & 5
 DATE: 11.06.2024
 SCALE: 1:1000 @ A3

CONTACT INFORMATION

ATELIER 18 BUILDING DESIGN & INTERIORS
 487 NORTH EAST RD
 MURDOCHVILLE VIC 3114
 0499 515 954