



4 Silverwoods Boulevard, YARRAWONGA, VIC 3730

WALKING DISTANCE OF Parkland, Lake Mulwala, Black Bull Golf Course & Sebel Resort / Restaurant

Set on an elevated private allotment in the esteemed Silverwood's Estate this delightful "light n bright" residence will represent enormous value and appeal to first time buyers or holiday makers alike.

Accommodation Comprises three good sized bedrooms (ensuite to main), separate lounge/theatre room and easy to work kitchen with stone bench, walk in pantry and generous size meal/family area opening on to covered and paved alfresco.

Features include ducted natural gas heating, ducted evaporative cooling and double garage with direct access to dwelling.

Other features: Golf Course Estate

- Bedrooms: 3
- Bathrooms: 2
- Double garage
- Ensuite

TYPE: Sold

INTERNET ID: 300P32709

SALE DETAILS

\$699,000

CONTACT DETAILS

REAL ESTATE & INSURANCE

48 Belmore Street
Yarrowonga, VIC
03 5743 9500

Xavier Leslie
0409 324 037





ELEVATION D

ALL GLASS TO CONFORM WITH AS1288-2006 : GLASS IN BUILDINGS

ELEVATION A (Left side dimensions)

ELEVATION C (Right side dimensions)

ELEVATION B (Bottom dimensions)

Annotations:

- PROVIDE SEALED INSITU WASTE CONNECTION TO GROUND FLOOR BATH & W.C. GROUND & FIRST FLOOR SHOWER WASTE POINTS
- SMOKE DETECTOR TO AS 3786 - MULTIPLE POINTS TO BE INTERCONNECTED
- MANHOLE
- ALL NET AREAS TO COMPLY WITH AS 3740
- NOTE: ALL SANITARY COMPONENTS TO COMPLY WITH CURRENT B.S.A. PART 3.3.3
- NOTE: REF. FRE. WM. CO. DN INDICATE POSITION ONLY.

Notes:

- CONCRETE 150mm DEEP BULLHEAD TO PASTER FACE - UNLESS NOTED OTHERWISE. REFER ALSO INTERNAL ELEVATIONS
- NOTE: DIMENSIONS LOCATING WINDOWS ARE NOMINAL
- NOTE: ALL INTERNAL DOOR HEIGHTS TO BE 2040mm HIGH UNLESS OTHERWISE NOTED
- NOTE: DIMENSIONS FOR WALL SETOUT ARE NOMINAL & TO FACE OF STUDWORK
- NOTE: BULHEADS & RISERS ARE NOMINAL SIZES ONLY
- NOTE: LIFT-OFF HANDS TO W.C. DOOR UNLESS DISTANCE TO PAN IS 1.2m OR GREATER

Area Schedule:

Ground Floor:	139.37 sq.m	15.00sqrs
First Floor:	0.00 sq.m	0.00sqrs
Subtotal:	139.37 sq.m	15.00sqrs
Porch:	4.23 sq.m	0.46sqrs
Garage:	36.50 sq.m	3.83sqrs
Alfresco:	23.98 sq.m	2.58sqrs
Total Area:	204.08 sq.m	21.87sqrs

Spec: FUSION RANGE **View: GROUND FLOOR PLAN**

Customer: M. J. BIBBY

Address: LOT 1018 SILVERWOODS BOULEVARD, YARRAWONGA

Scale: 1:100@A3 **Sheet No: 2.1**

Date: 19-Sep-18

Design: X00X **Mastered: T.N.** **Checked: X00X**