



**wodonga real estate**  
**bestagents**



**57 Streets Road Wodonga VIC**

3 2 2

Brand new executive three bedroom home with study nook. Features ducted heating and cooling throughout, tiled open plan living area, sleek kitchen with stainless steel appliances including dishwasher, walk in robe and en-suite to master bedroom, all other bedrooms with built in robes, all weather outdoor entertaining area, enclosed low maintenance yard and double lock up garage with internal access and remote door.

**View** : <https://www.wodongarealestate.com.au/lease/vic/north-eastern/wodonga/residential/house/5840392>

**LEGEND**

- FW D FLOOR WASTE
- DPT DOWNPIPE TO TANK
- AJ ARTICULATION JOINT
- SD SMOKE DETECTOR
- T THERMOSTAT
- SEWER VENT PIPE



BATH SIZE - 1675x92mm  
 STEEL HGR SIZE - 900mmWx475mmH

**NOTES**

- All external walls 240mm unless otherwise specified.
- All internal walls 90mm unless otherwise specified.
- Finished floor level 30mm above finished ground level.
- 2400mm Ceiling Height to residence.
- Colorbond roofing @22.5° pitch to Steel trusses @1200mm cts.
- All hampers 2100mm High unless otherwise specified.
- 450mm eave to residence.
- Smoke detection device to be installed adjacent to bedroom areas in accordance with A.S.3759 & Part 3.7.2 of the BCA.

**PROVISIONS**

- Power & Water to Island Bench.
- Floor wastes to Ensuite & Bathroom.
- Gas Central Heating.
- Evaporative Cooling.
- Driveway by Owner.

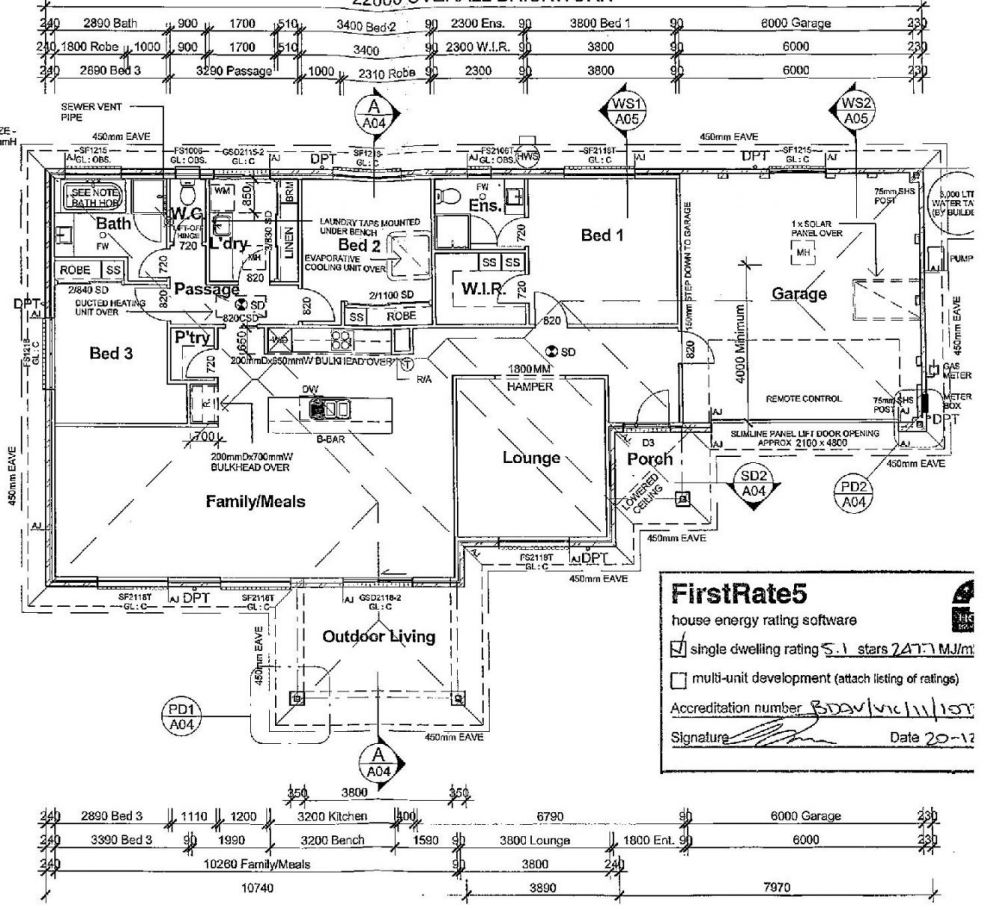
**AREAS - 2400mm Ceiling Height**

Area	m2	Sq's
Residence	161.93 m <sup>2</sup>	17.43
Garage	41.37 m <sup>2</sup>	4.45
Outdoor	13.50 m <sup>2</sup>	1.45
Porch	3.53 m <sup>2</sup>	0.38
Eaves	33.35 m <sup>2</sup>	3.59
Grand total	253.68 m <sup>2</sup>	27.31

**Floor Plan**

1:100 at A3

**22600 OVERALL BRICKWORK**



**FirstRate5**  
 house energy rating software

single dwelling rating **5.1 stars 247.7 MJ/m**

multi-unit development (attach listing of ratings)

Accreditation number **82491611107**

Signature \_\_\_\_\_ Date **20-12**

2890 Bed 3	1110	1200	3200 Kitchen	1400	6790	6000 Garage	230
3390 Bed 3	1990	3200 Bench	1590	3800 Lounge	1800 Ent.	6000	230
		10260 Family/Meals		3800	240		
				10740		7970	