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3 Sieben Street Killara VIC

4 2 2

Thoughtfully designed bringing sophistication to a new level which is immediately seen when you step through the grand entry into this amazing home. Quality built by Afonso Building Solutions in 2019 this home is immaculately presented, elevated for maximum street appeal, and has space for the whole family.

- Master suite is exactly that with stylish and spacious ensuite with double vanity and walk in robe.
- Remaining 3 bedrooms with built in robes.
- Modern, open plan kitchen with 900mm stainless steel cooktop and oven, window splash backs allowing the outdoors in.
- Two lavish living areas ensures that there is room for the whole family to spread out and relax.
- An added convenience of ducted vacuuming.
- Ducted heating and ducted refrigerated cooling for the modern age of comfort.

Price : \$ 520,000

Land Size : 591 sqm

View : <https://www.wodongarealestate.com.au/sale/vic/north-eastern/killara/residential/house/6385044>

ENERGY EFFICIENCY NOTES
ALL INSULATION TO BE INSTALLED IN COMPLIANCE WITH AS4569.1

PROVIDE SELF-CLOSING DAMPERS TO EXHAUST FANS.

PROVIDE AIR INFILTRATION SEALS TO ALL EXTERNAL WINDOWS AND DOORS IN ACCORDANCE WITH NCC 3.12.3.3

CONSTRUCTION OF BUILDING FABRIC TO MINIMIZE AIR LEAKAGE AS PER NCC 3.12.3.3

ROOF LIGHTS (WHERE FITTED) TO BE SEALED IN ACCORDANCE WITH NCC 3.12.3.2

INSULATION NOTES
PROVIDE R4.5 INSULATION TO ALL INTERNAL CEILINGS (EXCLUDING GARAGE)

ALL EXTERNAL WALLS TO HAVE R2.0 FIBREGLASS INSULATION AND VAPOUR PERMEABLE WALL WRAP.

INTERNAL DIVIDING GARAGE STUD WALLS TO HAVE R2.0 FIBREGLASS INSULATION

PROVIDE WAFFLEPOD SLAB (300mm FOSB)

VAPOUR PERMEABLE WRAP TO ALL ROOF AREAS

ENERGY EFFICIENCY NOTES (SERVICES)
HOT WATER SYSTEMS TO BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH AS3500.5 AND NCC 3.12.5.6

WATER HEATING PIPework TO BE INSTALLED IN ACCORDANCE WITH NCC 3.12.5.1

HEATING AND COOLING DUCTWORK (WHERE FITTED) TO BE INSTALLED IN ACCORDANCE WITH NCC 3.12.5.3

HEATING AND COOLING CEILING VENTS (WHERE FITTED) ARE TO BE MANUAL OPENING & CLOSING

EVAP COOLER VENTS (WHERE FITTED) TO HAVE SELF CLOSING DAMPERS.

6.3
HOUSE
19.1.1
Certificate no. 000073141
Assessor Name: JAMES BROWN
Certificate Date: 16 Apr 2019
Building Address: 1423 SIEBEN ST
KILLARA, VIC 3680
www.vicenergy.gov.au

