



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.

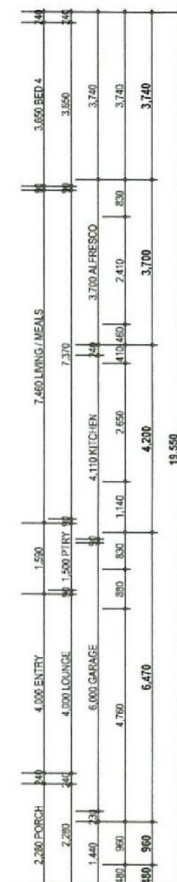
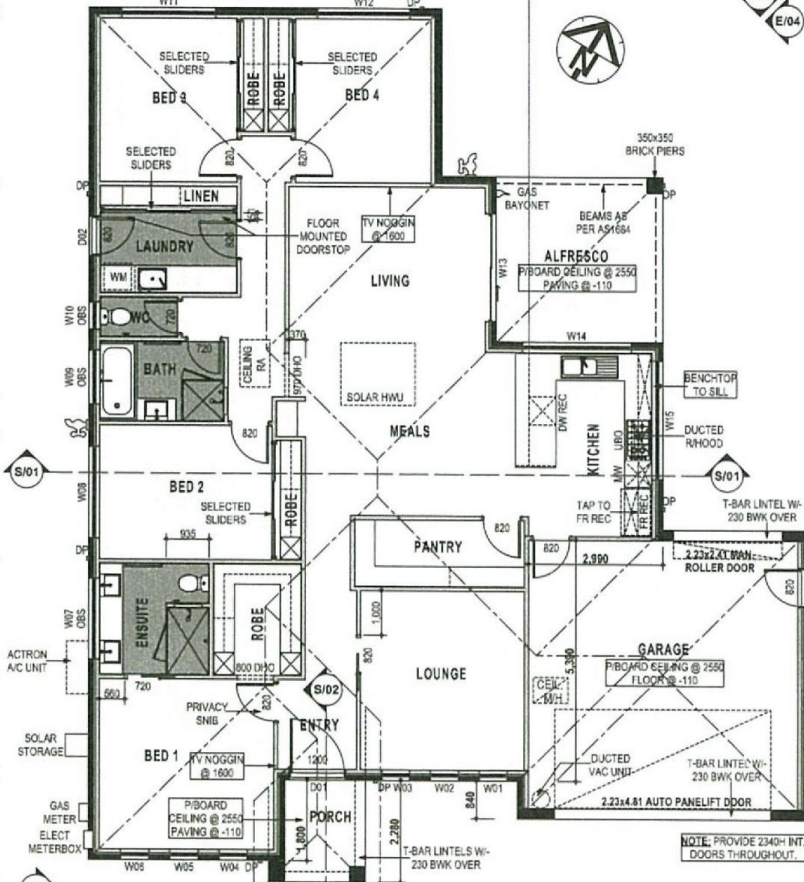
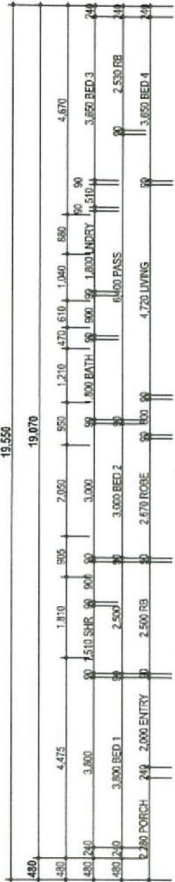
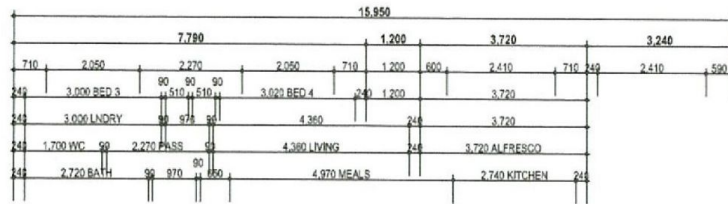
- Master suite is exactly that with stylish and spacious ensuite with double vanity and walk in robe.
- Remaining 3 bedrooms with built in robes.
- Modern, open plan kitchen with 900mm stainless steel cooktop and oven, window splash backs allowing the outdoors in.
- Two lavish living areas ensures that 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 AS4566.1
 PROVIDE SELF CLOSING DAMPERS TO EXHAUST FANS.
 PROVIDE AIR INFILTRATION SEALS TO ALL EXTERNAL WINDOWS AND DOORS IN ACCORDANCE WITH MCC 3.12.3.3
 CONSTRUCTION OF BUILDING FABRIC TO MINIMIZE AIR LEAKAGE AS PER MCC 3.12.3.3
 ROOF LIGHTS (WHERE FITTED) TO BE SEALED IN ACCORDANCE WITH MCC 3.12.3.2

INSULATION NOTES
 PROVIDE R4.5 INSULATION TO ALL INTERNAL CEILINGS (EXCLUDING GARAGE).
 ALL EXTERNAL WALLS TO HAVE R2.6 FIBREGLASS INSULATION AND VAPOUR PERMEABLE WALL WRAP.
 INTERNAL DIVIDING GARAGE STUD WALLS TO HAVE R2.9 FIBREGLASS INSULATION.
 PROVIDE WAFFLEPOD SLAB (300mm FOODS).
 VAPOUR PERMEABLE WRAP TO ALL ROOF AREAS

ENERGY EFFICIENCY NOTES (SERVICES)
 HOT WATER SYSTEMS TO BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH AS3506.5 AND MCC 3.12.6.6
 WATER HEATING PIPework TO BE INSTALLED IN ACCORDANCE WITH MCC 3.12.6.1
 HEATING AND COOLING DUCTWORK (WHERE FITTED) TO BE INSTALLED IN ACCORDANCE WITH MCC 3.12.6.3
 HEATING AND COOLING CEILING VENTS (WHERE FITTED) ARE TO BE MANUAL OPENING & CLOSING
 EVAP COOLER VENTS (WHERE FITTED) TO HAVE SELF CLOSING DAMPERS.



AMENITY NOTES
 PROVIDING SEALING TO WET AREAS IN ACCORDANCE WITH MCC 3.8.1
 PROVIDE VENTILATION TO SANITARY COMPARTMENTS IN ACCORDANCE WITH MCC 3.8.5
 PROVIDE LIFT-OFF HINGES WHERE REQUIRED AS PER MCC 3.8.3.3

GENERAL NOTES
 ALL EXTERNAL WALLS TO BE STD 240mm BRICK VENEER (110mm EXTERNAL BRICK LEAF, 40mm CAVITY, 50mm INTERNAL MGP10 H2 STUD WALL).
 ROOF FRAMING TO BE MGP10 H2 TRUSS FRAMING TO MANUFACTURERS REQUIREMENTS.
 DOWNPIPES TO BE INSTALLED TO APPROX LOCATIONS SHOWN. FINAL POSITION AT PLUMBERS DISCRETION.
 ALL CEILINGS @ 2550 UNLESS OTHERWISE NOTED.

Wodonga Building Services
 Building Act 1993 Building Approval Form 2019
 This document forms part of Building Notice
 PERMIT NO 2019/238/DWELL
 DATE: 7/05/2019
 BY: BS-18 1369
 STATUS: APPROVED

ARTICULATION JOINT NOTES
 ARTICULATION JOINTS MUST BE INSTALLED IN ACCORDANCE WITH AS 4773 1.2(5)

ROOF CARPENTRY NOTES
 KEEP ROOF MEMBERS CLEAR OF INSTALLATION LOCATIONS FOR RANGEHOOD, EXHAUST FANS AND HEATER FLUES WHERE APPLICABLE.

CLIENT NOTES
 DIMENSIONED SIZES OF MATERIALS ARE NOMINAL ONLY AND MAY DIFFER SLIGHTLY TO ON-SITE MEASUREMENTS DUE TO VARIANCES IN MANUFACTURING PROCESS

GENERAL NOTES		BUILT AREA'S		REVISIONS	REV	B	SCALE	SHEET	ARCADIA		afonso	
1) DIMENSIONS TAKE PRECEDENCE OVER SCALING		BUILT ZONE		DATE	15/16		1:100 (A3)	2 of 10	BUILDCON DESIGN		Building Solutions	
2) REFER ASSOCIATED ENGINEER DETAILS. ENGINEER DETAILS TAKE PRECEDENCE		ALFRESCO		5/19	36129				R 0418 983 221		A 133 Victoria Cross Pde, Wodonga VIC 3690 Ph: (03) 5024 2899	
3) ALL CONSTRUCTION GENERALLY TO BE IN ACCORDANCE WITH BCA COUNCIL, REQS AND AUSTRALIAN STANDARDS.		GARAGE		23/13/19	DRAFT KING DRGS		DESIGN	SANCTUARY 237	R 66 24 20274		Vc: 08-41 824208	
4) CONTRACTORS SHOULD VERIFY ALL DIMENSIONS ON SITE.		LIVING		3/6/19	CONSTRUCTION DRGS		OWNER	GOYAL	www.arcadiabuilding.com.au		Vc: 08-41 838197	
5) DIMENSIONS SHOWN DO NOT NECESSARILY ALLOW FOR INTERNAL OR EXTERNAL LININGS OR CLADDINGS UNLESS OTHERWISE NOTED.		PORCH					SITE	L423 SIEBEN ST			NSW: 2240490	
6) CONTRACTORS SHOULD VERIFY THAT THE PLANS BEING USED ARE LATEST REVISION.		ROOF ZONE					FLOOR PLAN	KILLARA			www.afonso.com.au	
		MAIN ROOF					JOB No:					
		AREA (m ²)					DRAWN:	Morgan O'Hare				
		238.62										
		238.62										