



15 Stephens Street Horsham VIC



Rare opportunity to build a new four-bedroom home in a great location close distance to schools and kindergartens.

- * Functional open-plan kitchen with a stainless steel gas stove and dishwasher overlooking the dining area and one of the living areas
- * Four well-sized bedrooms, master serviced by a walk-in robe and ensuite
- * Neat family bathroom and a separate toilet
- * Evaporative cooling
- * Double garage with direct access inside
- * Outside is an undercover alfresco area and a fully fenced backyard
- * Land size: Approx. 704 sqm (Source: PriceFinder)
- * Zoning: General Residential Zone (GRZ1)

Specs Include:

- * Driveway, Porch & Path in natural concrete to the full perimeter of the home
- * 2550mm Ceiling Heights
- * Timber Laminate Flooring
- * Carpet to all bedrooms and living areas
- * 900mm Westinghouse Appliances, including dishwasher.
- * TV Antenna
- * Fibre To Home
- * Deluxe Electrical Pack (Downlights to Entry, Hallway, Master Bedroom, WIR & Living Areas, in lieu of standard batten light points)
- * Fully fenced, with basic levelled, topsoil and seeded to front and rear yards

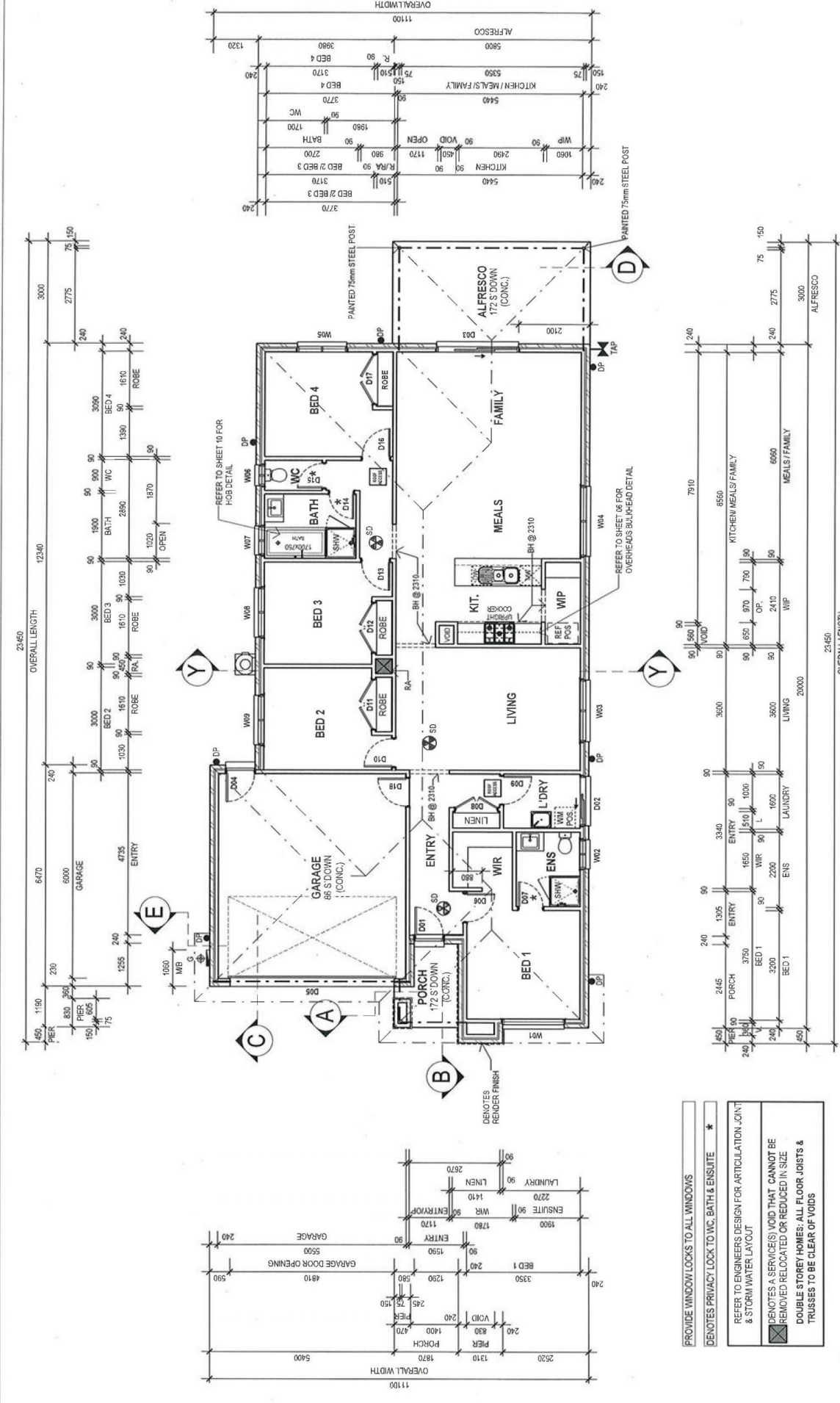
Price : \$ 609,306

Land Size : 704 sqm

View : <https://www.wdre.com.au/7446354>



Wes Davidson
0419820000



CLIENT	
L. L. KING PTY LTD	ADDRESS
LOT 423 STEPHENS STREET	SUBURB
HORSHAM VIC 3400	JOB NO
2272HOX231	CHECKED
09/03/2023	CLM
03/02/2023	CONTRACT
	SHEET NO
	of
	19



SHEET TITLE	
GROUND FLOOR PLAN	
HOUSE NAME	SPICE 189
FACADE NAME	SAHARA
SHEET SCALE	1:100
COPYRIGHT	2023
DATE 1	
DATE 2	
DATE 3	

CLIENT ACKNOWLEDGEMENT	
I/WE AGREE THAT THIS CONTRACT DRAWING SET IS AN ACCURATE REPRESENTATION OF THE BUILDING CONTRACT BETWEEN J. KING PTY LTD & MYSELF / OURSELVES.	
CLIENT 1	DATE 1
CLIENT 2	DATE 2
CLIENT 3	DATE 3
JOB BUILDER:	

AREAS TABLE	
GROUND FLOOR	17.77 SQM
FIRST FLOOR	0.00 SQM
SUB TOTAL FLOOR	17.77 SQM
PORCH	3.84 SQM
ALFRESCO	17.40 SQM
BALCONY	0.00 SQM
SUB TOTAL OTHER	21.77 SQM
TOTAL	39.54 SQM

GENERAL NOTES

- SD DENOTES SHOWER/TOILET RECONNECTED TO SHOWER ALARMS WITH BATTERY BACKUP AS PER NCC 3.7.2.4 TO COMPLY WITH AS 2286
- DP DENOTES DOWNPIPE LOCATIONS
- ALL GLAZING TO COMPLY WITH AS 1906:2006 A 4.5 26/4/2014
- DENOTES DOUBLE GLAZED WINDOWS
- DENOTES BEAM/FLOOR ENGINEERING SPECIFICATION
- DENOTES ZBRM FLOORS
- WIP WATER SYSTEM
- WIR WIRING SYSTEM
- G GARAGE FLOOR
- MBS MBS INSTANT RELOCATED APPLICABLE SYSTEM

- PROVIDE WINDOW LOCKS TO ALL WINDOWS
- DENOTES PRIVACY LOCK TO WC, BATH & ENSUITE *
- REFER TO ENGINEERS DESIGN FOR ARTICULATION JOINT & STORM WATER LAYOUT
- DENOTES A SERVICE(S) VOID THAT CANNOT BE REMOVED RELOCATED OR REDUCED IN SIZE
- DOUBLE STOREY HOMES: ALL FLOOR JOISTS & TRUSSES TO BE CLEAR OF VOIDS