



19 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

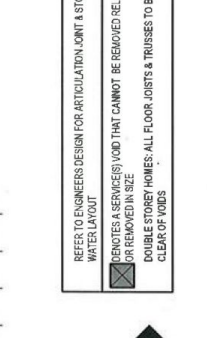
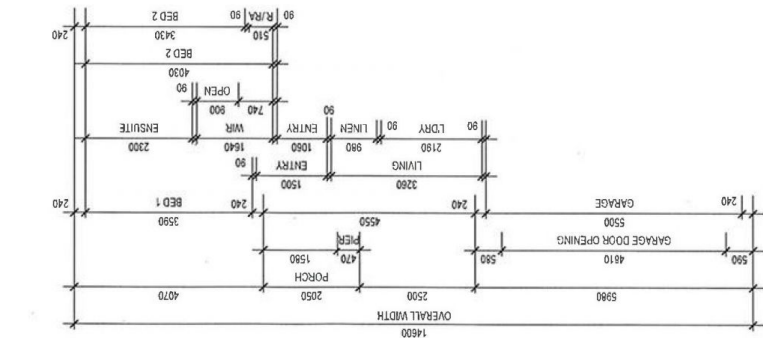
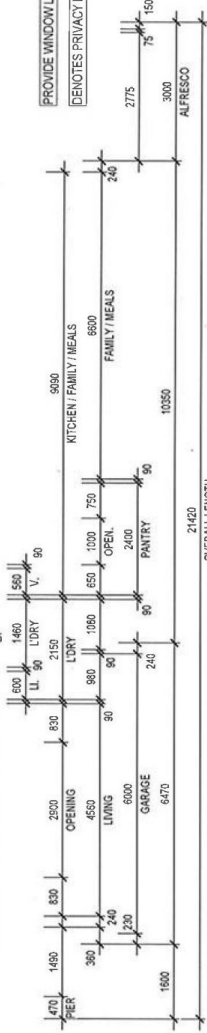
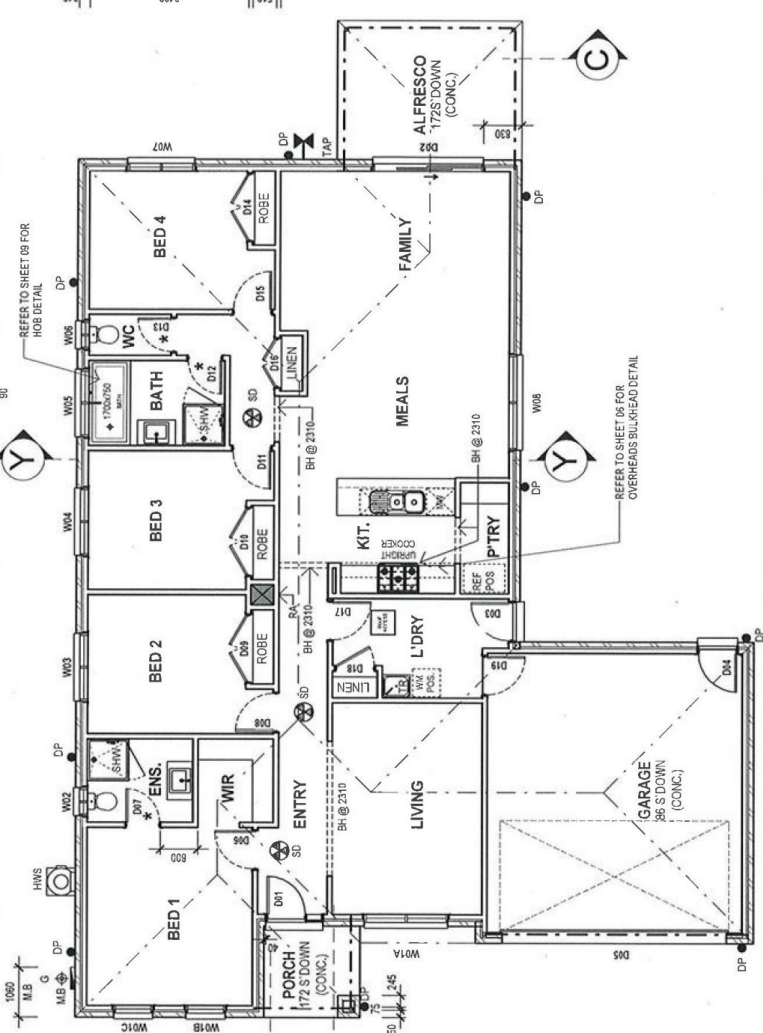
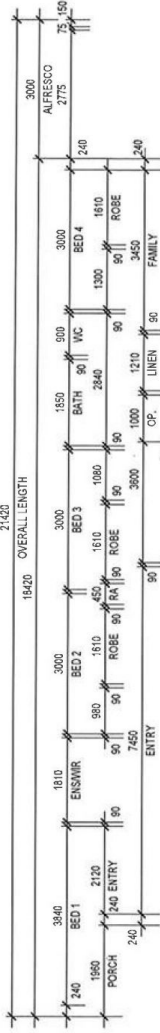
Price : \$ 630,986

Land Size : 704 sqm

View : <https://www.wdre.com.au/7446366>



Wes Davidson
0419820000



PROVIDE WINDOW LOCKS TO ALL WINDOWS
 DENOTES PRIVACY LOCK TO WC, BATH & ENSUITE *

REFER TO ENGINEERING DESIGN FOR ARTICULATION UNIT & STORM WATER LAYOUT
 DENOTES A SERVICE(S) VOID THAT CANNOT BE REMOVED/RELOCATED OR REMOVED IN SIZE
 DOUBLE STOREY HOMES: ALL FLOOR JOISTS & TRUSSES TO BE CLEAR OF VOIDS

GENERAL NOTES	
⊗	DENOTES UNCONNECTED BARGE FLASHING WITH BATTERY BACKUP AS PER NICLTA 2 TO COMPLY WITH AS1876
●	DENOTES DOWNPIPE LOCATIONS
○	ALL GLAZING TO COMPLY WITH AS 2047:2014
D	DENOTES DOUBLE GLAZED WINDOWS
---	DENOTES BEMAF PER ENGINEERING SPECIFICATIONS
#	DENOTES ZEMAF DOORS
MWS	MWS - HOT WATER SYSTEM
G	G - GAS FLETCHER - MWS INSTALLED PER PLAN SPECIFICATION
AREAS TABLE	
GROUND FLOOR	161.31 M ²
FIRST FLOOR	0.00 M ²
SUB TOTAL (FLOOR)	161.31 M ²
GARAGE	37.70 M ²
PORCH	4.92 M ²
ALFRESCO	12.00 M ²
BALCONY	0.00 M ²
SUB TOTAL (OTHER)	54.62 M ²
TOTAL	215.93 M²
CLIENT ACKNOWLEDGEMENT	
I HEREBY AGREE THAT THIS CONTRACT DRAWING SET IS AN ACCURATE REPRESENTATION OF THE DESIGN AND CONSTRUCTION OF THE WORK DESCRIBED IN THE BUILDING CONTRACT BETWEEN KINGSTON PTY LTD MYSELF / OUR SERVICE.	
CLIENT:	DATE 1:
CLIENT 2:	DATE 2:
DATE 3:	DATE 4:
JOB BUILDER:	
SHEET TITLE	
GROUND FLOOR PLAN	
HOUSE NAME	HONEY 203
PACKAGE NAME	KINGSTON
SHEET SCALE	1:100
ORIGINAL SHEET SIZE	A3
COPYRIGHT	2022
*THIS DRAWING IS VALID FOR THE DESIGN AND CONSTRUCTION OF THE WORK DESCRIBED IN THE BUILDING CONTRACT ONLY. IT IS NOT VALID FOR ANY OTHER PURPOSES. THIS DRAWING IS THE PROPERTY OF KINGSTON PTY LTD. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF KINGSTON PTY LTD.	
CLIENT	
L.I. KING PTY LTD	
ADDRESS	
LOT 425 STEPHENS STREET	
SUBURB	
HORSHAM VIC 3400	
JOB NO	
2212HOX232	
JOB DATE	
14/03/2023	
PROJECT STAGE	
CONTRACT	
SHEET NO	
03	
OF	
18	

