



975 Centaur Road Hamilton Valley NSW

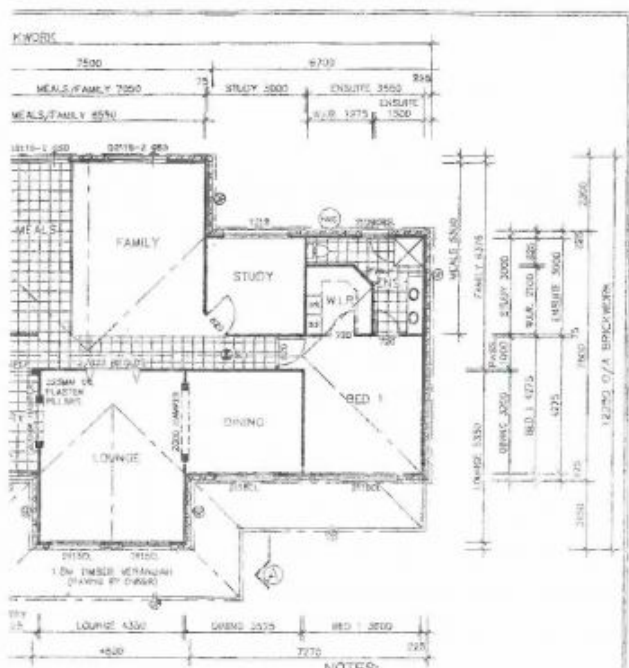
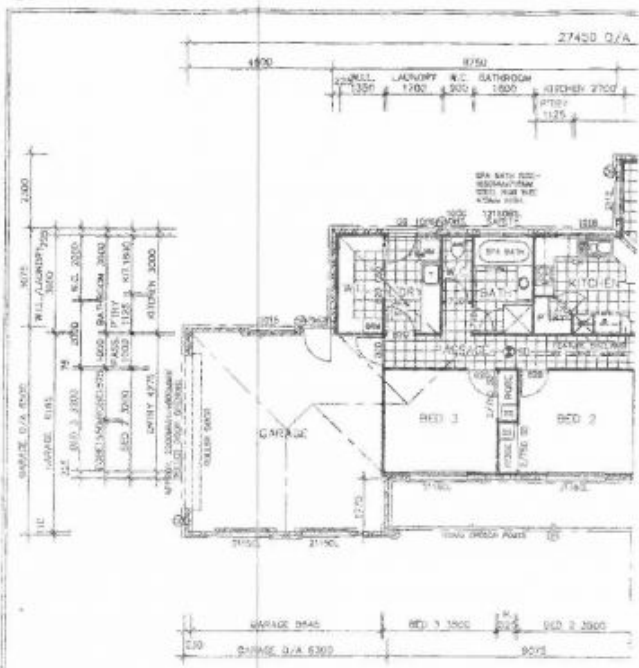
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Be prepared to be amazed by the quality of this attractive brick veneer family home. 3 bedroom plus study home is favoured for its peaceful haven set on 7.846 hectares / 19.38 acres (approximately) yet only minutes to town. Perfect for the expanding family looking to move straight in and enjoy all that this home has to offer from inside to out.

The home comprise of 3 bedrooms plus study, master bedroom has ensuite and walk-in robe, built-in robes to other 2 bedrooms, formal lounge and dining room, open plan family and meals area, kitchen complete with electric cooking, dishwasher and walk-in pantry, full bathroom with spa bath and separate toilet, wood heating, ducted cooling and 3kw solar system.

Outside offers an extensive covered entertaining area, well established gardens, remote double lockup garage with

Land Size : 7.846 ha
View : <https://www.kanerealestate.com.au/sale/nsw/murray-region/hamilton-valley/residential/house/5747201>



AREAS:
 RESIDENCE : 199.49m² (21.46sq a)
 GARAGE : 39.53m² (4.25sq a)
 VERANDAH : 37.87m² (4.07sq a)

FLOOR PLAN
 1 : 100

**FLOOR WASTES TO LAUNDRY
 PROVISION FOR EVAP**

**ENSUITE & BATHROOM
 FIVE COOLING UNIT**

NOTES:
 ALL EXTERNAL WALLS TO HAVE UPSTAIRS DRAINAGE SPECIFIED.
 ALL INTERNAL WALLS TO HAVE GABIONS SPECIFIED.
 FINISHED FLOOR LEVELS TO BE 300MM ABOVE FINISHED GROUND LEVEL.
 CEILING FLOOR LEVELS TO BE 200MM ABOVE FINISHED GROUND LEVEL.
 COLLARING ROOMS AND STAIRS: STEEL BRUSSES #1000 C/S.
 NO C/W TO ROOFING.
 SMOKE DETECTOR DEVICE TO BE INSTALLED ADJACENT TO BEDROOM
 AREA AS DIRECTED BY COUNCIL IN ACCORDANCE WITH N.S.W. STRIP
 PW - DOUBLE FLOOR BATHS CONNECTED TO SEWER DRAINAGE
 SYSTEM TO BE INSTALLED AS PER PLAN.
 (S) - DENOTE POSITIONS OF DOWNPIPES
 (D) - DENOTE POSITIONS OF UPPIPES

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DRAWN	16/9/07
CHECKED	
APPROVED	
DATE	
JOB NO.	103

G.J. LEWIS RO
 PD BOX 1460
 (PH 0
 A.C.N.
 4.9.N. 0

3 WODONGA P/L
 ORGA VIC 3889
 0845822)
 3 B41 711
 35 B41 711

**PROPOSED RESIDENCE FOR
 MICHAEL & JUDY O'CALLAGHAN OF
 LOT 7061 CENTAUR ROAD,
 LAVINGTON, N.S.W**

SHEET
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