



2 Oxford Drive Thurgoona NSW

4 2 4

A home is a statement of the people who live in it and this residence is enriched with family allure, instant and welcoming appeal and outstanding proportions both inside and out. This home provides the perfect scenario for families seeking a ready made modern home offering an abundant of space set on a large 1137m2 parcel of land.

The home comprises of 4 bedrooms offering built-in robes to 3 bedrooms, large master bedroom has ensuite and walk-in robe, good size formal lounge room, kitchen complete with dishwasher and walk-in pantry, large open plan family meals area, separate spacious rumpus room, full bathroom with separate toilet, laundry has walk-in linen and ducted heating and cooling throughout.

Outside is attractive and ready to enjoy offering a superb covered entertaining area with 2 ceiling fans, 7m x 4m salt

Land Size : 1137 sqm
View : <https://www.kanerealestate.com.au/sale/nsw/murray-region/thurgoona/residential/house/5747213>

- LEGEND**
- FD FLOOR FINISH
 - DF DOWNPIPE
 - AI ARTICULATION JOINT
 - SD SMOKE DETECTOR
 - IM IMBURNABLE
 - SP SPOILER VENT PIPE
 - EF EXHAUST FAN - UNGRADED

NOTES

All external walls 240mm unless otherwise specified.
 All internal walls 100mm unless otherwise specified.
 Finished floor level 200mm above finished ground level.
 250mm Ceiling Height to eavesline.
 Calculated ceiling @ 2.7 pitch to Steel Trusses @ 100mm c/c.
 All windows 2100mm high unless otherwise specified.
 No use to eavesline.
 Double glazing to be installed adjacent to bedroom eaves in accordance with A.S.3786 & Part 3.7.7 of the B.C.A.

PROVISIONS

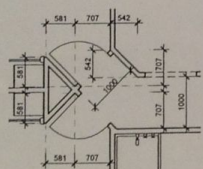
Power & Water to Island Bench.
 Floor wastes to Laundry, Ensuite & Bathroom.
 Gas Central Heating.
 Engraved Ceiling.
 Dishwash by Owner.

BASIX PROVISIONS

Watermeter Tank
 Watermeter Tank - Min. 6,000 ltrs.
 Watermeter located at least 1200mm of roof area (if above ground).
 Watermeter supply from tank to:
 - All toilets in dwelling.
 - All water to be used for drinking purposes.
 - 1 external tap from watermeter tank for garden use (unless prohibited by relevant laws).
Drains
 Min. required:
 - Dishwashable = 3 Drains
 - Toilet Systems = 4 Drains
 - Kitchen Tapwater = 1 Drain
 - Bath Tapwater = 1 Drain
 - 1 x 100mm x 100mm Down Pipe Storage
 - 3 x 100mm Down Pipe Heating
 - Gas Collector & Electric Oven

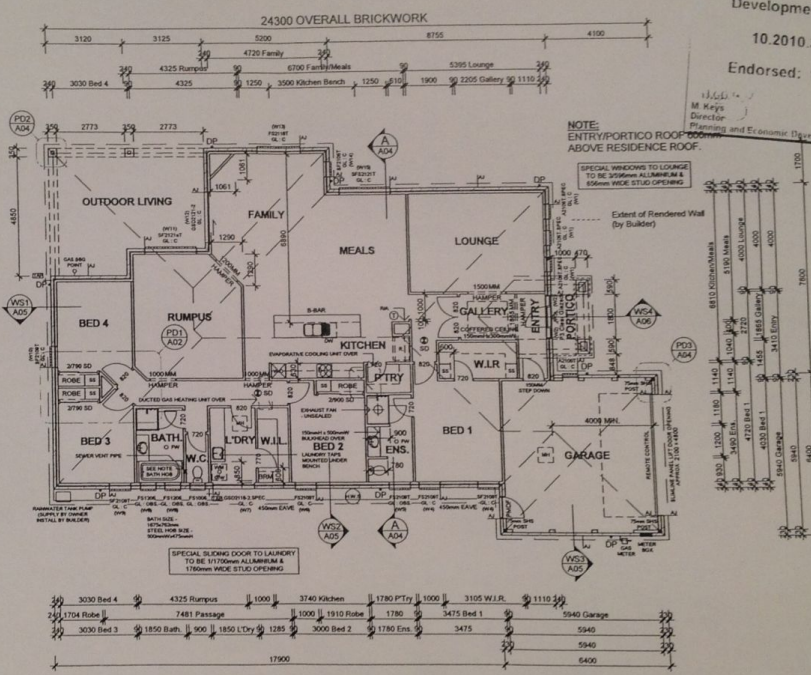
AREAS - 2550mm Ceiling Height

Area	m2	Sq's
Residence	228.00 m ²	24.33
Garage	39.45 m ²	4.25
Outdoor	29.04 m ²	3.13
Porch	4.38 m ²	0.47
Grand total	298.87 m ²	32.17



Angular Dimensions
 PD1 AD2 1:50

Floor Plan 1:100 at A2



NOTE: ENTRY/PORTICO ROOF ABOVE RESIDENCE ROOF.
 SPECIAL WINDOWS TO LOUNGE TO BE 3000mm ALUMINIUM & 850mm WIDE STUD OPENING

AlburyCity
 Development Consent
 10.2010.30228.1
 Endorsed: 10/05/2010
 M. Keys
 Director
 Planning and Economic Development

FINAL COPY



Copyright - This document is the work of GJ Lewis Homes. It is not to be used for any other purpose without the written consent of GJ Lewis Homes Pty Ltd. All rights reserved. No part of this document may 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 prior written permission of GJ Lewis Homes Pty Ltd.
 G. J. Lewis Homes Pty. Ltd.
 Incorporated in the State of Victoria, Australia
 ABN 62 002 222 222
 100/101 Sturt Street, Melbourne, VIC 3000
 Ph: (03) 9483 9222 Fax: (03) 9483 9222
 100/101 Sturt Street, Melbourne, VIC 3000

Proposed Residence for Trevor & Charmaine Cotterill at Lot 20 Cnr Cambridge Drive & Oxford Drive, Thurgooona

Floor Plan

Bentley 24A
Incorporated in New South Wales

Area	Description	Date	Drawn	Checked	Scale
102	Site Plan	10/05/2010	M. Keys	R.C.	1:100
103	Site Plan	10/05/2010	M. Keys	R.C.	1:100
104	Site Plan	10/05/2010	M. Keys	R.C.	1:100
105	Site Plan	10/05/2010	M. Keys	R.C.	1:100
106	Site Plan	10/05/2010	M. Keys	R.C.	1:100
107	Site Plan	10/05/2010	M. Keys	R.C.	1:100
108	Site Plan	10/05/2010	M. Keys	R.C.	1:100
109	Site Plan	10/05/2010	M. Keys	R.C.	1:100
110	Site Plan	10/05/2010	M. Keys	R.C.	1:100
111	Site Plan	10/05/2010	M. Keys	R.C.	1:100
112	Site Plan	10/05/2010	M. Keys	R.C.	1:100
113	Site Plan	10/05/2010	M. Keys	R.C.	1:100
114	Site Plan	10/05/2010	M. Keys	R.C.	1:100
115	Site Plan	10/05/2010	M. Keys	R.C.	1:100
116	Site Plan	10/05/2010	M. Keys	R.C.	1:100
117	Site Plan	10/05/2010	M. Keys	R.C.	1:100
118	Site Plan	10/05/2010	M. Keys	R.C.	1:100
119	Site Plan	10/05/2010	M. Keys	R.C.	1:100
120	Site Plan	10/05/2010	M. Keys	R.C.	1:100

A02