

PROPOSED NEW RESIDENCE

AT: LOT 9 SHEPHERD CRT,
THURGOONA



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**CONSTRUCT
ISSUE**

Drawing No.: 004

Date: 31-05-18

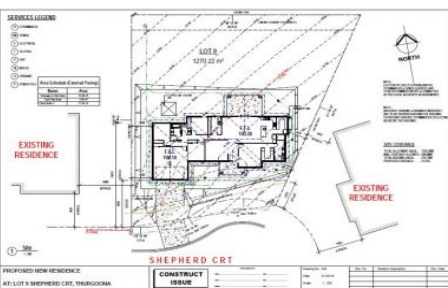
Scale:

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Revision Description

Rev. Date



31 Shepherd Court Thurgoona NSW

4 2 2

This brand new contemporary style home is full of light and warmth with its north facing large aspect letting in the winter sunshine as well as blocking the summer heat with the double glazed windows.

The modern design floor plan has 21 square metres of living comprising 4 large bedrooms all with built-in robes with the master bedroom having a large walk-in robe with ample hanging space and shelving. The fully tiled ensuite has 2 basins, an extra-large shower and separate toilet. The spacious kitchen has a main sink and a small sink for washing hands while preparing meals also with a large island bench with room for 6 to sit. It has a 900mm wide gas cooker and oven with an extra large walk-in pantry that you will never fill. The kitchen is beside the family room with an outdoor alfresco both with vaulted ceiling and highlight double glazed windows.

Price : \$ 506,000

Land Size : 1278 sqm

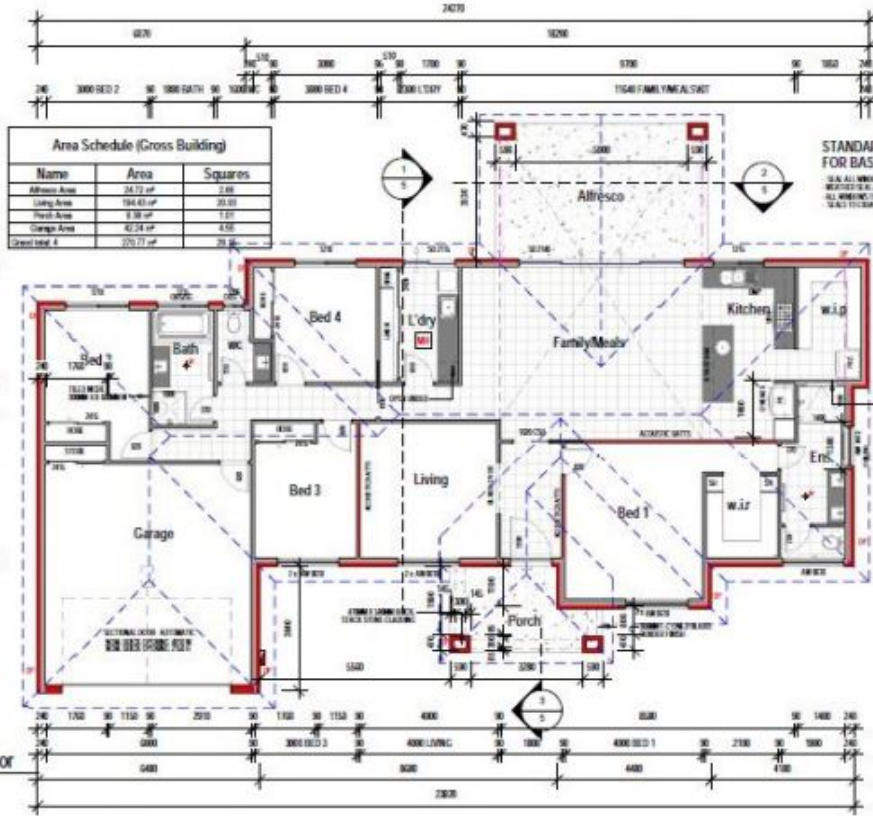
View : <https://www.kanerealestate.com.au/sale/nsw/murray-region/thurgoona/residential/house/5747471>



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GENERAL NOTES

NOTES TO BE READ IN CONJUNCTION WITH THE SITE PLAN AND ALL OTHER DOCUMENTS RELATING TO THIS PROJECT. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE PROPOSED DEVELOPMENT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE LOCAL COUNCIL'S DEVELOPMENT POLICY. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE PROPOSED DEVELOPMENT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE LOCAL COUNCIL'S DEVELOPMENT POLICY. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE PROPOSED DEVELOPMENT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE LOCAL COUNCIL'S DEVELOPMENT POLICY.



Name	Area	Squares
Alfresco Area	24.72 sq	2.88
Living Area	184.43 sq	21.33
Family Area	8.38 sq	1.01
Garage Area	42.24 sq	4.95
Grand Total	259.77 sq	30.17

STANDARD INCLUSIONS FOR BASIC

SEE ALL INCLUSIONS LISTED IN THE STANDARD INCLUSIONS LIST. ALL INCLUSIONS LISTED IN THE STANDARD INCLUSIONS LIST ARE INCLUDED IN THE BASIC INCLUSIONS LIST.

Name	Area
Carpet Area	75.97 sq
Dry Tin Area	88.88 sq
Wet Tin Area	21.38 sq
Grand Total	186.23 sq

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