



20 Castleton Street Wodonga VIC

3 2 2

Located in White Box Rise Estate and walking distance to Waves Pool, Southern Rise Primary School and Woolworths Shopping Centre, this home is sure to impress. Features include:

- * Open plan living with high ceilings
- * Three bedrooms, master bedroom with en-suite and walk in wardrobe
- * Functional 2 pak kitchen with breakfast bar and dishwasher
- * Comforts of ducted heating and cooling
- * Great outdoor alfresco area
- * Double lock up garage with internal/remote and rear access
- * Built by Afonso in 2009 on a low maintenance 480m² yard
- * Currently let at \$360 per week or can be purchased with vacant possession

Price : \$ 307,000

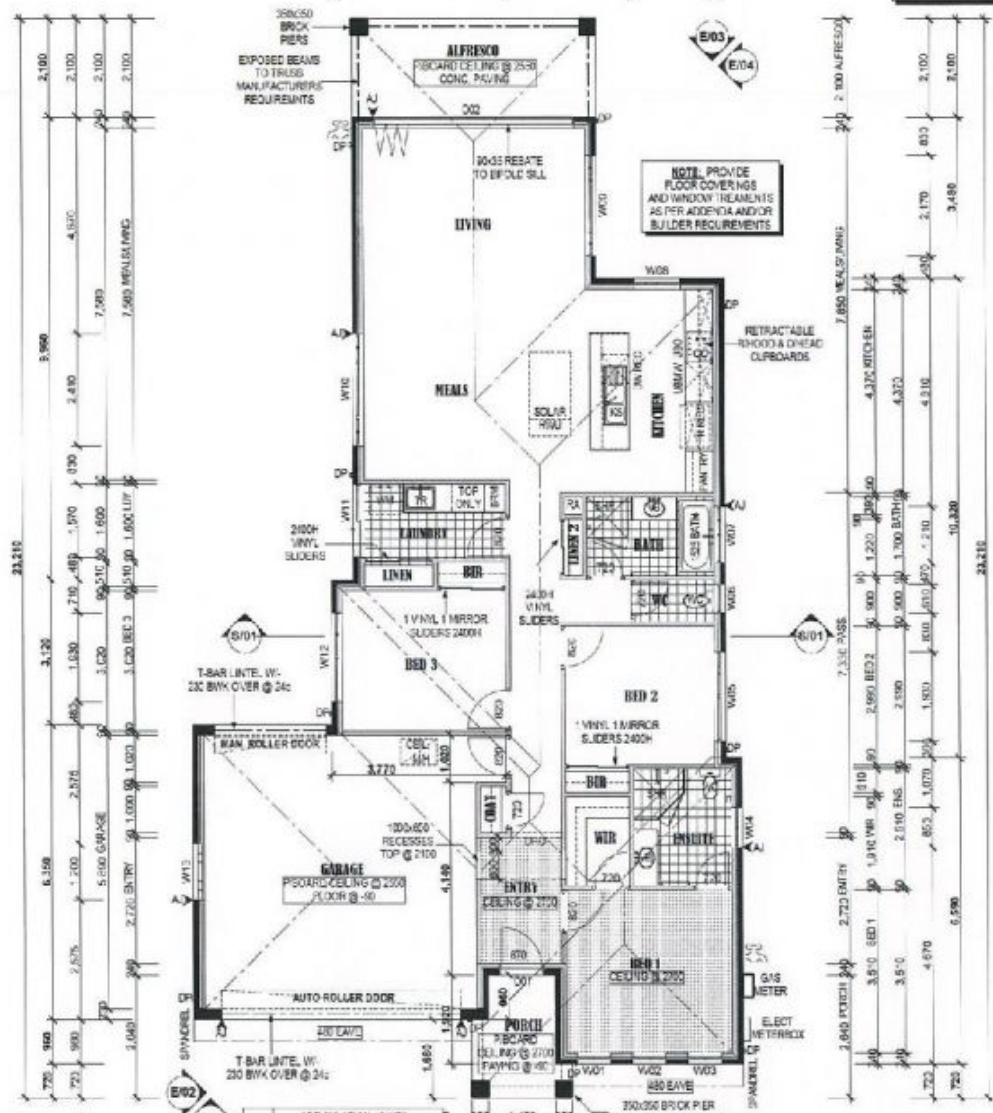
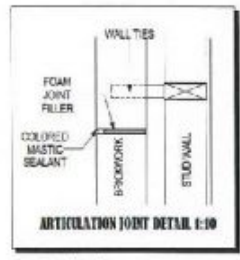
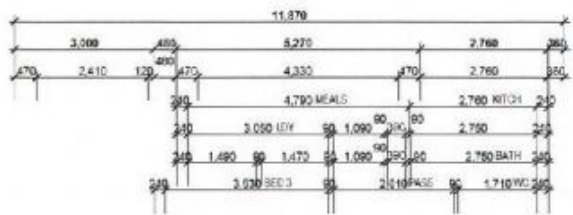
View : <https://www.wodongarealestate.com.au/sale/vic/north-eastern/wodonga/residential/house/5836281>



Clinton Harvey
0260 561 888



Margy Meehan
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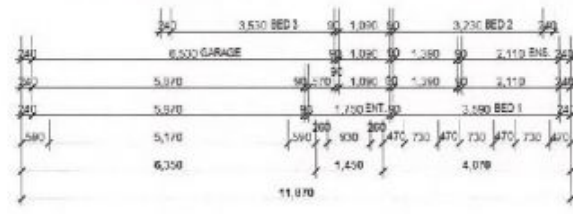


INSULATION NOTES
 PROVIDE R3.5 FIBREGLASS BATTIS TO ALL INTERNAL CEILINGS INCLUDING GARAGE.
 ALL EXTERNAL WALLS TO HAVE R1.5 FIBREGLASS BATTIS & LID INSULATION.

GENERAL NOTES
 ALL EXTERNAL WALLS TO BE STJ 240mm CAVITY BRICK VENEER (110mm EXT BRICK LEAF, 40mm CAVITY, 50mm INTERNAL MOP10 STUD FRAMES).
 ROOF FRAMING TO BE MOP10 TRUSS FRAMING TO ENGINEER AND/OR MANUFACTURERS REQUIREMENTS.
 ROOF COVER TO BE COLORBOND CUSTOM-CRS TO 25' FITCH.
 ALL CEILING @ 2550 UNLESS OTHERWISE NOTED.

ARTICULATION JOINTS
 PROVIDE JOINTS TO LOCATIONS SHOWN AND/OR LOCATIONS INDICATED BY ENGINEER DETAILS.

NOTE: PROVIDE BOX SECRET GLAZERS BEHIND PORCH PARAPET WALL AS REQUIRED



External Frames List

ID	Height	Width	Frame	Glazing	Sash type
D01	2,143	600	timber	3mm std clear	Swinging Door
D02	2,143	4,330	alum std	3mm std clear	Bifold Door
W01	2,143	790	alum std	3mm std clear	Awning Window
W02	2,143	790	alum std	3mm std clear	Awning Window
W03	2,143	790	alum std	3mm std clear	Awning Window
W04	2,143	690	alum std	Obscure	Awning Window
W05	1,029	1,690	alum std	3mm std clear	Sliding Window
W06	897	610	alum std	Obscure	Fixed Window
W07	1,200	1,210	alum std	Obscure	Sliding Window
W08	1,372	870	alum std	3mm std clear	Sliding Window
W09	957	2,170	alum std	3mm std clear	Sliding Window
W10	1,372	2,410	alum std	3mm std clear	Sliding Window
W11	2,143	1,570	alum std	8mm Lamin Cl	Sliding Door
W12	1,029	1,630	alum std	3mm std clear	Sliding Window
W13	800	1,200	alum std	Obscure	Guest Blade

SITE ORIENTATION 	GENERAL NOTES 1) DIMENSIONS TAKE PRECEDENCE OVER BUILDING. 2) REFER ATTACHED SPECIFICATIONS AND ENGINEER DETAILS. 3) ALL CONSTRUCTION GENERALLY TO BE IN ACCORDANCE WITH BCA, COUNCIL, RECS AND AUSTRALIAN STANDARDS. 4) CONVECTIONS SHOULD VERIFY ALL DIMENSIONS ON SITE. 5) DIMENSIONS SHOWN DO NOT ALLOW FOR INTERNAL OR EXTERNAL LINING OR CLADDING.	PLAN AREA'S 1) WING 1 10,000sqm 2) GARAGE 3,000sqm 3) ALFRESCO 2,100sqm 4) TOTAL AREA 15,100sqm 5) ROOF AREA 18,000sqm	REVISIONS <table border="1"> <tr> <th>DATE</th> <th>REVISION</th> </tr> <tr> <td>06/02/2020</td> <td>PRELIM DESIGN</td> </tr> <tr> <td>06/09/2020</td> <td>REVISED</td> </tr> <tr> <td>07/06/2020</td> <td>ROOF REQUIREMENTS</td> </tr> <tr> <td>07/06/2020</td> <td>AMENDMENTS</td> </tr> </table>	DATE	REVISION	06/02/2020	PRELIM DESIGN	06/09/2020	REVISED	07/06/2020	ROOF REQUIREMENTS	07/06/2020	AMENDMENTS	SCALE 1:100	SHEET 1 of 7	<p>ARCADIA 8000 BELMONT RD WOODGANG VIC 3009 PH: 03 9450 1000 WWW.ARCADIA.COM.AU</p> <p>OWNER: LARSEN SITE: LOT 208 CASTLETON STREET WHITE BOX CST, WOODGANG</p> <p>THE PLAN SHALL REMAIN THE SOLE PROPERTY OF AFONSO BUILDERS AND MUST NOT BE CHANGED. ANY OTHER REVISIONS OR AMENDMENTS MUST BE APPROVED BY AFONSO BUILDERS.</p>
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07/06/2020	AMENDMENTS															
FLOOR PLAN JOB NO: - DRAWN: MORDELL CHASE		<p>afonso Building Solutions 111/130 1/2 Parkfield Drive, Woodganga VIC 3009 Ph: (03) 6056 1005 V/A: UIC 08 134308 CB L20180 NSW Jc: 2000210 www.afonso.com.au</p>														