



290 Soldiers Road Barnawartha VIC

4 2 2

Superbly built by steel frame builders GJ Lewis in 2002 and comprising 23.4 squares of quality living, this well finished property offers you flexibility of so many lifestyle choices. From the self contained 9 x 15 metre shed, generous dam, cattle yards, seven dog kennels and simply beautiful private land the rich options are many.

The endless features include-

- * Solid Lota character timber kitchen with walk in pantry and Smeg dishwasher
- * Three living areas of huge lounge (pool) room, tiled family room and rumpus room with floating timber floor
- * Four good size bedrooms, main bedroom with walk in robe and en-suite
- * Ducted evaporative cooling and solid wood fuel heating
- * Laundry with large walk in linen
- * Double garage with remote and internal access

Price : \$ 530,000
Building Size : 217.44 sqm
Land Size : 13 Acres
View : <https://www.wodongarealestate.com.au/sale/vic/north-eastern/barnawartha/residential/house/5836298>



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DRAWN	E/S/2001
CHECKED	
APPROVED	
DATE	
JOB NO.	147

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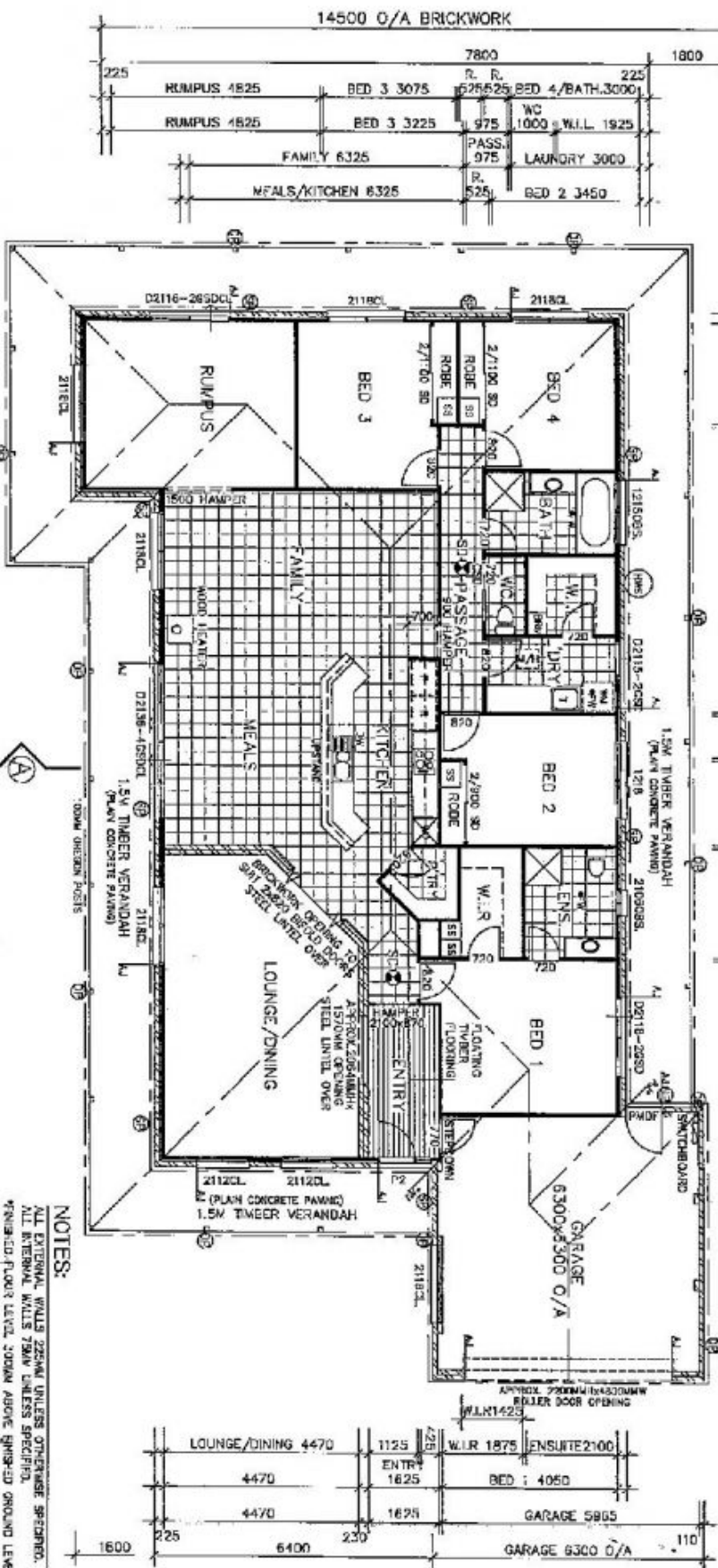
LOT 8 SOLDIERS ROAD, BARNAWAYATHA

SHEET
 2 of 6

AREAS:
 RESIDENCE : 217.44m² (23,39sq s)
 GARAGE : 38.41m² (4,13sq s)
 VERANDAH : 95.10m² (10,23sq s)

FLOOR PLAN
 : 100

FLOOR WASTES TO LAUNDRY/ENSUITE & BATHROOM



NOTES:
 ALL EXTERNAL WALLS 225MM UNLESS OTHERWISE SPECIFIED.
 ALL INTERNAL WALLS 75MM UNLESS SPECIFIED.
 FINISHED FLOOR LEVEL 300MM ABOVE FINISHED GROUND LEVEL.
 2550MM CEILING HEIGHT TO RESIDENCE.
 COLOURS AND FINISHES TO BE SPECIFIED BY ARCHITECT.
 NO LIVE TO RESIDENCE.
 SHOW DETECTION DEVICE TO BE INSTALLED AS PER CODE TO PREVENT
 AREAS AS DIRECTED BY COUNCIL IN ACCORDANCE WITH A.S. 3786

FW - DENOTES FLOOR WASTES
 AJ - DENOTES ARTICULATION JOINTS
 ⊕ - DENOTES POSITIONS OF DOWNPIPES
 ⊙ - DENOTES POSITIONS OF SPREADERS

