



1 Lockhead Street Leneva VIC

3 2 1

Great opportunity to purchase this modern property located in the popular Wattle Glen Estate, only 4km's from Wodonga CBD.

This could be a great first home, investment property, or perfect for those wanting to downsize to something with a little less maintenance.

Offering three bedrooms, the main with en-suite and walk in closet.

The trendy functional kitchen is well equipped with pantry, dishwasher, gas cooking, and open plan lounge/dining with awesome views looking out over the tree-lined suburb.

Ducted heating and cooling also provides climatic comfort all year round.

Outside offers a small north facing yard with easy access via double gates to park the caravan, boat, or trailer.

A single lock-up garage with internal access is also a bonus providing secure home access.

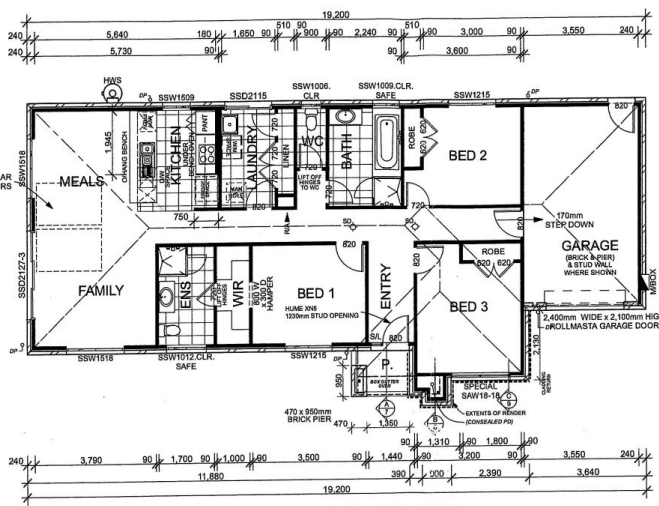
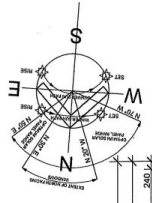
Price : \$ 437,500

Land Size : 487 sqm

View : <https://www.wodongarealestate.com.au/sale/vic/north-eastern/leneva/residential/house/6657419>



Silviya Saric
0260 561 888



GROUND FLOOR PLAN SCALE: 1:100

BUILDING SERVICES

DIMENSIONED SIZES OF MATERIALS ARE NOMINAL ONLY AND MAY DIFFER SLIGHTLY TO ON SITE MEASUREMENTS DUE TO VARIANCES IN MANUFACTURING PROCESSES.

ALL WET AREAS TO BE COVERED BY IMPERVIOUS FLOOR & WALL AS PER AS 3740 WATERPROOFING OF DOMESTIC WET AREAS

SMOKE DETECTION DEVICE TO BE INSTALLED ADJACENT TO BEDROOM AREAS IN ACCORDANCE WITH AS 3786.

BUILDING SEALING & PENETRATION SEALING TO COMPLY WITH NCC BUILDING CODE OF AUSTRALIA PART 3.12.3

CONCRETE TILE ROOFING @ 22.5° PITCH STEEL TRUSSES @ 800 CTRS. MAX. REFER TO SHEET 5 FOR BUSHFIRE REQUIREMENTS

DOWNPIPES TO BE PROVIDED AT 1 PER 50m² OF ROOF AREA EXCLUDING ROOF GUTTER AND RAINFALLS.

REFER TO SHEET 6 FOR BUSHFIRE REQUIREMENTS

CEILING & WALL INSULATION TO BE INSTALLED AS PER NCC BUILDING CODE OF AUSTRALIA PART 3.12.1.1. INSULATION SPECS AS PER THERMAL PERFORMANCE ASSESSMENT.

ALL WINDOWS TO BE ALUMINIUM FRAMED (AWNING MODE EXCEPT WHERE SHOWN) ALL GLAZING TO COMPLY WITH AS 1288-2006 GLAZING IN BUILDINGS THERMALLY IMPROVED.

REFER TO SHEET 6 FOR BUSHFIRE REQUIREMENTS

NO EAVE FROM BRICKWORK REFER TO SHEET 6 FOR BUSHFIRE REQUIREMENTS

ARTICULATION JOINTS AS PER ENGINEER'S SPECIFICATION WHERE ARTICULATION IS NOMINATED ADJACENT TO ANY EXTERNAL WINDOW OR DOOR A CONTINUOUS FLEXIBLE JOINT IS TO BE PROVIDED FOR THE FULL HEIGHT OF THE WALL.

SOLAR PANEL LOCATION NOMINAL ONLY. INSTALLERS TO LOCATE (EXCLUDING FRONT ELEVATION) TO COMPLY WITH MANUFACTURERS REQUIREMENTS & AS/NZS 3500 PLUMBING AND DRAINAGE

ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

LOCATION OF MANHOLE IS INDICATIVE ONLY AND IS TO BE CONFIRMED BY BUILDING SUPERVISOR IN CONJUNCTION WITH PLACEMENT OF CENTRAL HEATING UNIT.

LEGEND

- TILE CONSTRUCTION
- CONSTRUCTION JOINT

CERAMIC TILED AREAS SHOWN SUPPLIED AND INSTALLED BY BUILDER.

CARPET TO REMAIN DER OF RESIDENCE SUPPLIED AND INSTALLED BY BUILDER.

DATE	AMENDMENTS	COPIES
04.02.13	CONTRACT PLANS COMPLETED	1 TO SALES
26.08.2012	NEW SITING PLANS COMPLETED	1 TO SALES
20.08.2012	SITE & FLOOR PLAN AMENDED	1 TO SALES
1.10.2012	SITE & FLOOR PLAN AMENDMENTS REVISED COMPLETED AS PER VARIATION NO 2	1 TO SALES 1 TO ADMIN

JG KING Homes Wodonga
88 High Street, Wodonga, VIC. 3690
Ph. (02) 6057 8000 Fax. (02) 6056 2800

www.jgkinghomes.com.au

Life starts here®

Office Use Only
15 LINEAL METRES OF STEEL FRAME (APPROX ONLY.)

FirstRate5
Insulation meeting criteria
 Full wall cladding system (all studs 90 x 114 x 1800)
 Full wall development (all studs 90 x 114 x 1800)

Accreditation Number: VIC082807110248
Signed: [Signature] Date: 04.02.13
Report Reference Number: VIC082807110248102013W04642.0

AREA GROUND FLOOR: 122.41m²
GARAGE: 24.48m²
PORCH: 2.54m²
ALFRESCO: N/A
VERANDAH: N/A
TOTAL: 149.43m²

SITE AREA: 487m²
SITE COVERAGE: 30.68%

CASA 1
"JAZZ FACADE"
CATEGORY C

© - Copyright 2011 JG King Pty. Ltd.

DRAWN: RP CHECKED: [Signature]

I/WE, Joshua McNeill
acknowledge that these plans are an accurate reflection of our requirements & agree that these drawings are the drawings on Page 35 of the Major Domestic Building Contract between J.G.King Pty. Ltd & myself / ourselves
(Signed) [Signature] Date: 27.3.2013
(Signed)..... Date...../20.....

PROPOSED RESIDENCE FOR
JOSHUA McNEILL AT
LOT 1 LOCKHEAD STREET,
LENEVA.

DATE: 04.02.13 JOB No: 1206WOA642 SHEET No: 2 of 12
DRAWN: RP CHECKED: [Signature] ORIGINAL PAPER SIZE A3
LAST REVISED: 02/02/13