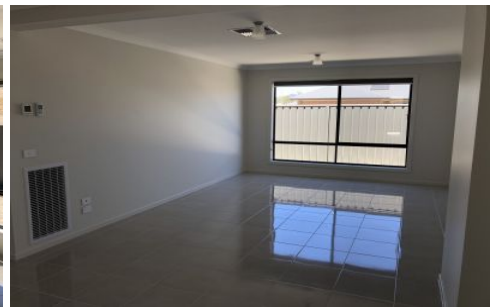




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**15 Callus Street Killara VIC**

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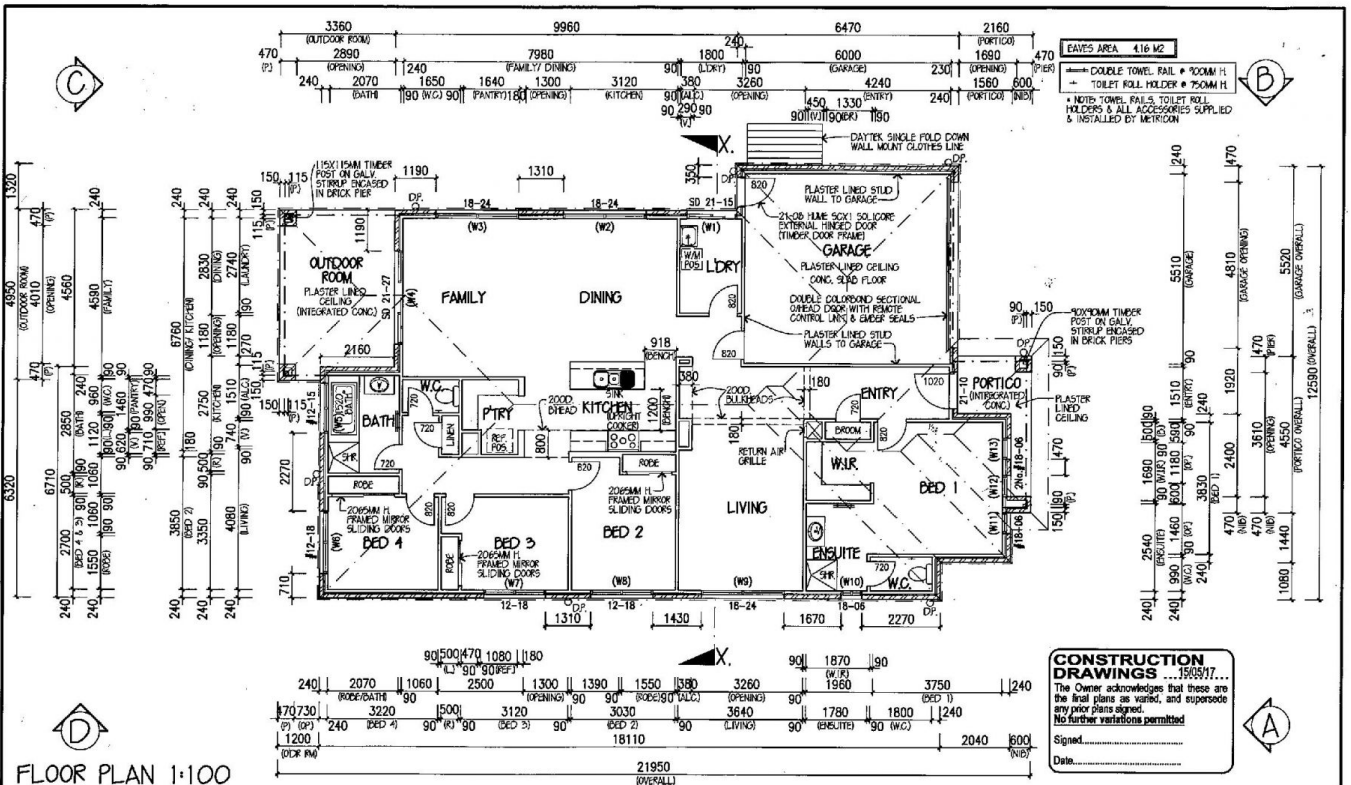
**\*\*\*APPLY BEFORE VIEWING\*\*\***

Situated in the newly developed Riverside Estate, this contemporary family home features ducted gas heating and evaporative ducted cooling, tiled, open plan dining and family area which opens on to the alfresco area in addition there is also a separate formal living area. The kitchen provides modern conveniences of an island bench, walk-in pantry, gas cooktop, electric oven and dishwasher. All four bedrooms are fitted with floating timber floors with the master bedroom having WIR and ensuite and BIRs with mirrored doors to the other 3 bedrooms. Containing a good size bathroom with bath and separate toilet, double garage with remote and internal access plus extra area to park that boat or caravan all surrounded by easy to maintain gardens. Garden shed.

**View :** <https://www.wodongarealestate.com.au/lease/vic/north-eastern/killara/residential/house/7417736>



**Meagan Fisher-Smith**  
**0260 561 888**



FLOOR PLAN 1:100

**NOTES:**  
 \* WHEN DIMENSIONS TAKE PRECEDENCE OVER SCALE, FLOOR PLAN DIMENSIONS ARE TO FRAME SIZE ONLY.  
 \* WINDOW SIZES ARE NOMINATED AS GENERIC CODES. FIRST 2 NUMBERS REFER TO HEIGHT & SECOND 2 RELATE TO WIDTH.  
 \* ALL GLAZING TO COMPLY WITH A.S. 1288-2005 GLASS IN BUILDINGS, & WITH A.S. 4555-2012 FOR WINDLOADS.  
 \* WINDOW SUPPLIER TO PROVIDE COVER BOARDS TO ALL CORNER WINDOWS UNLTD.  
 \* GARAGE ROOF TO BE TIED DOWN MIN. 1200 INTO STRUCTURE WITH WOOD IRON STRAPS.  
 \* ALL WATER CLOSET DOORS TO BE REMOVABLE IN ACCORDANCE WITH B.C.A.'S.3.

**FRAMING NOTES:**  
 \* CENTRE ALL WINDOWS & DOORS INTERNALLY TO ROOM (UNLESS OTHERWISE NOTED)  
 \* PROVIDE 2ND. BOXES JAMB STUDS TO ALL INTERNAL DOOR OPENINGS AND ALL SLIDING ROBE DOOR OPENINGS AS PER USUAL S-TYP-DOOR-01  
 \* ENSURE RETURN AIR GRILLE & VOID IS CLEAR OF TRUSS &/OR FRAMING CONSTRUCTION.  
**LEGEND:**  
 [Symbol] LOAD BEARING WALL  
 [Symbol] WALL UNDER STAIR TO BE BUILT AFTER STAIR  
 [Symbol] 70MM STUB WALL  
 \* INCREASE IRON FIXING AS PER AS2247 TO NOMINATED CLAZING PANEL

AREAS:	DESIGN:
GRD FLR: 178.27 SQM	PATTERSON 25
GARAGE: 34.14 SQM	FAÇADE: KINGSTON CEILING 24. R
PORTICO: 5.35 SQM	GARAGE: DOUBLE LOCATION F
GRD RM: 15.71 SQM	
SUBTOTAL: 178.27 SQM	
TOTAL: 171.11 SQM	

BY METRICON  
 501 Blackburn R.C. Mount Waverley VIC 3149  
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**FREEDOM** **m** metricon  
**FLOOR PLAN**  
**WSPATZKINS1**

OWNER: MR S RANEE  
 LOT 352 CALLUS STREET  
 KILLARA  
 JOB NO: 67720 | DATE: 09/08/2016  
 F.C. DATE: 15/05/17 | MST VER: 29/11/2014  
 PERMIT No:  
 DRAWN: AUS | CHECKED: BEN | SHEET: 2 of 6