

17 Bellevue Street TEMORA NSW

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Situated a short stroll from the new Temora West Park and a stone's throw from the Temora West Public school, is this immaculately refurbished and presented family home.

With renovations completed within the past year, this tidy brick home with tiled roof encompasses a light and open formal and informal living area, dining and kitchen. The stunning lighting, mantles and decorative shelving offer a modern touch. The wide entrance flows to each living area in a soft, neutral palette. Fresh tones set off the inviting open kitchen, complete with large pantry, dishwasher and electric oven/stove. The kitchen opens into the large dining and second living area which overlooks the elevated 5.5x7M undercover pergola, separated by double glass sliding doors.

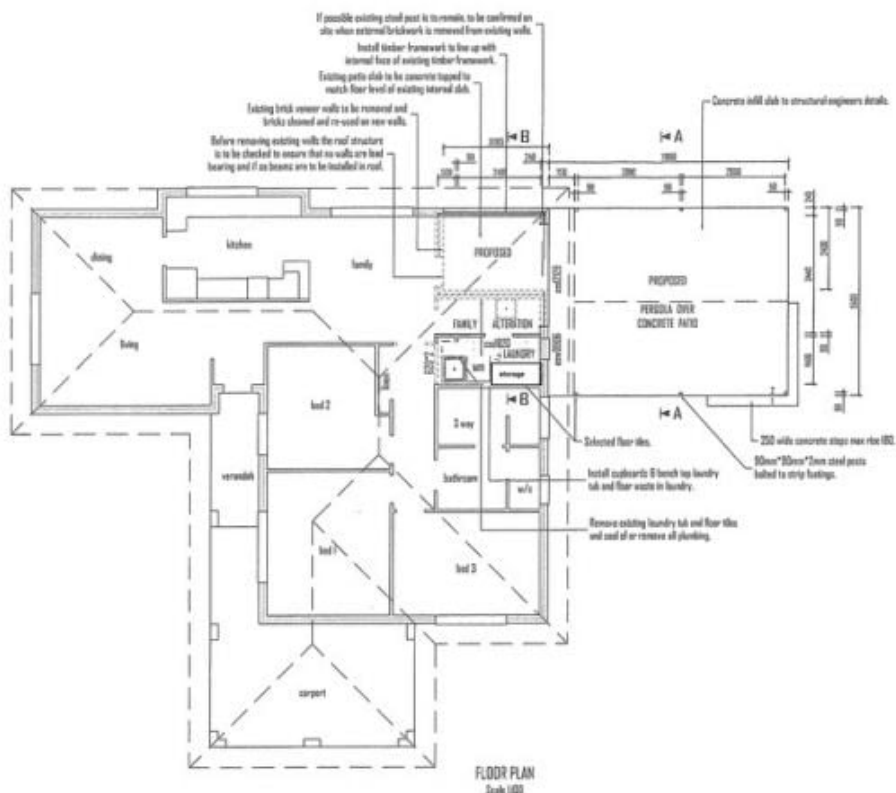
Natural gas bayonets are situated around the home and air

Type : House
Price : \$ 283,000
Land Size : 1012 sqm
View : <https://www.qplrural.com.au/sale/nsw/riverina/temora/residential/house/7248584>



Lachlan Pellow
 0269781008

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1. This drawing to be read in conjunction with all engineering and other consultant drawings all discrepancies to be referred to the owner, representative designer and engineer for decision before proceeding with works.
2. All dimensions are in mm UNL.
3. All dimensions & specifications are to be checked on site by both the owner & builder before any work commences.
4. All materials & construction work to comply with the relevant Building Code of Australia & Australian Standards.
5. All structural steel sizes as specified by builder.
6. All fixtures to be selected by the owner to manufacturers details.
7. Down pipes are to be connected to existing pipework to local authorities specification to drain to rear lawn.
8. New laundry to be connected to existing waste water system to local authorities specification.
9. Existing base brickwork to be removed, cleaned and re-used on new construction with min R1.5 rated insulation.
10. All existing taps and gullies are to be relocated outside the new building line.
11. All wet area waterproofing is to comply with Part 3.8.1 of the B.C.A. & AS3745.
12. Provide termite mesh termite protection or similar if required in accordance with 3.13.0 of the B.C.A. & AS3682-1995.

FLOOR AREA

Lot Area =	188,000m ²
Lot Coverage =	9,800m ²
Proposed Coverage =	7,400m ²
Proposed Pergola =	38,500m ²
Total Area =	205,800m ²

GJA DRAFTING
59 GOESCHS ROAD
NARRABURRA 2666 NSW
Ph:0419 993 879

SHEET 1 OF 4
DR. N° 316_A
DR. BY: GJA
DATE: 7/11/2013

DATE

19/5/14

AMENDMENTS

Pergola construction amended and laundry adjusted.

CLIENT:

PROP: ALTERATIONS AND PERGOLA
FOR: Mr. & Mrs. B. MEACHAM
AT: LOT 24 IN DP9223
N° 17 BELLEVUE STREET
TEMORA NSW