



1 Mundi Crescent WYNDHAM VALE VIC

4 2 2

Located in the Manor Lakes estate you will find a perfect blend of spacious living combined with effortless charm and character. Comprising 3 spacious bedrooms all with built in robes and study or potential 4th bedroom, master features full length robes and ensuite. The kitchen features an abundance of storage, large bench area and modern stainless steel appliances complete the kitchen including dishwasher.

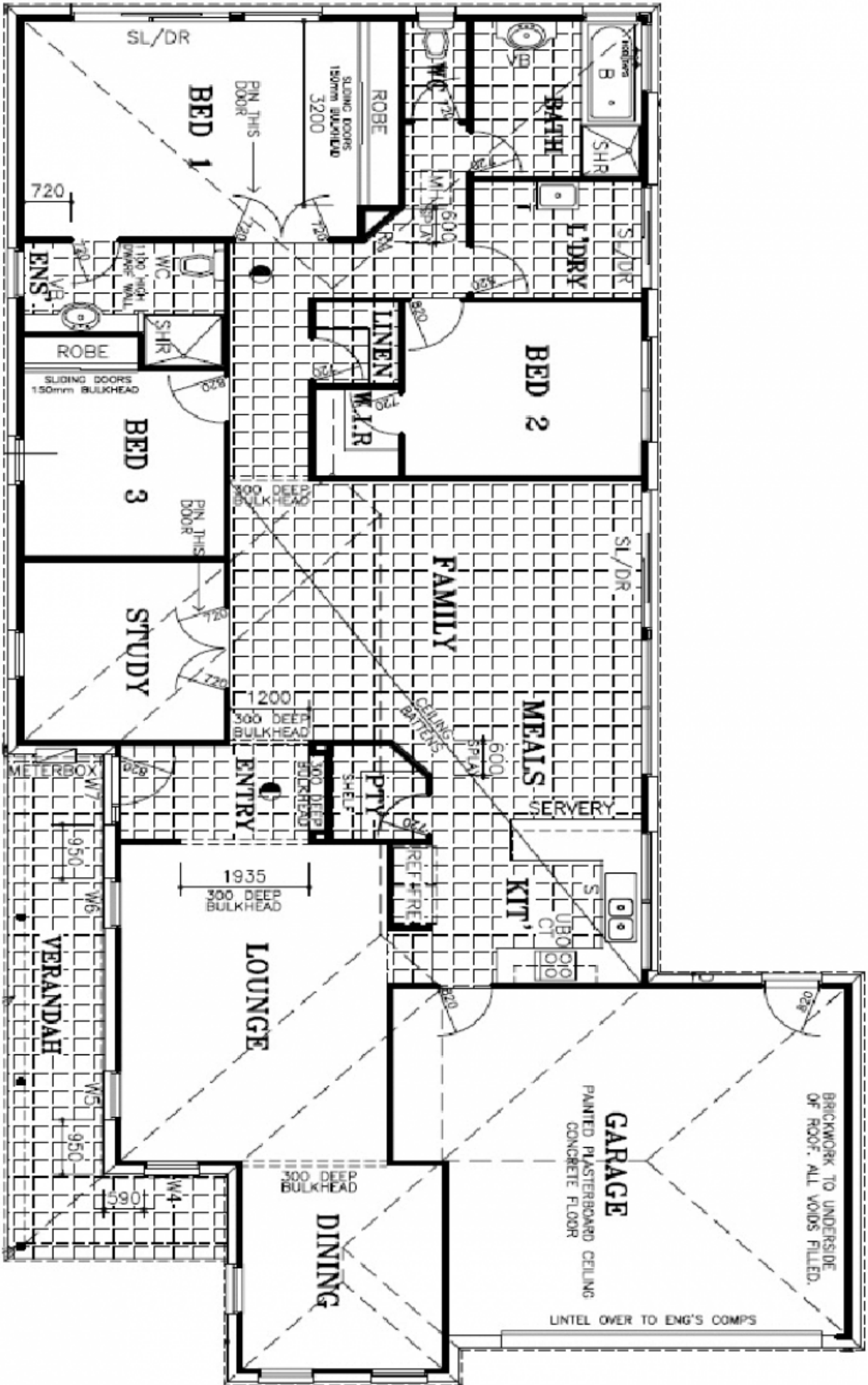
This quality family home features plenty of storage solutions with extra cupboard space, oversized double garage with floor to ceiling shelving and the well designed floor plan encompasses extensive tiling and segregated zones.

Life is comfortable year round both inside and out with ducted heating, split-system cooling, security system, shaded outdoor area with children's play ground and landscaped gardens. All this located on approx 506m² in a

Building Size : 26 sqm
Land Size : 506 sqm
View : <https://www.ypa.com.au/7359590>



James Antonio
0401 889 248



LOT 230 MUNDI CRESCENT, WYNDHAM VALE
MELWAY REF No. 214 J2
CONTOURS ARE AT 200mm INTERVALS
LEVELS ARE TO AN ASSUMED DATUM

SITE SCRAPE ONLY

- CONCRETE SLAB - WAFFLE POD
- 385 FREEBOARD - CLASS H
- 134mm STEPDOWN TO GARAGE
- 134mm STEPDOWN TO VERANDAH.
- UNDERGROUND POWER SUPPLY
- DISPOSE OF SURPLUS SOIL

PLANS SUBJECT TO DEVELOPERS APPROVAL

SPOIL TO BE REMOVED BEFORE SITE START

PROPERTY SUBJECT TO WIND SPEEDS OF 28 m/s

DRAINER MUST REFER TO START WORK NOTICE FOR SEWER POINT LOCATION

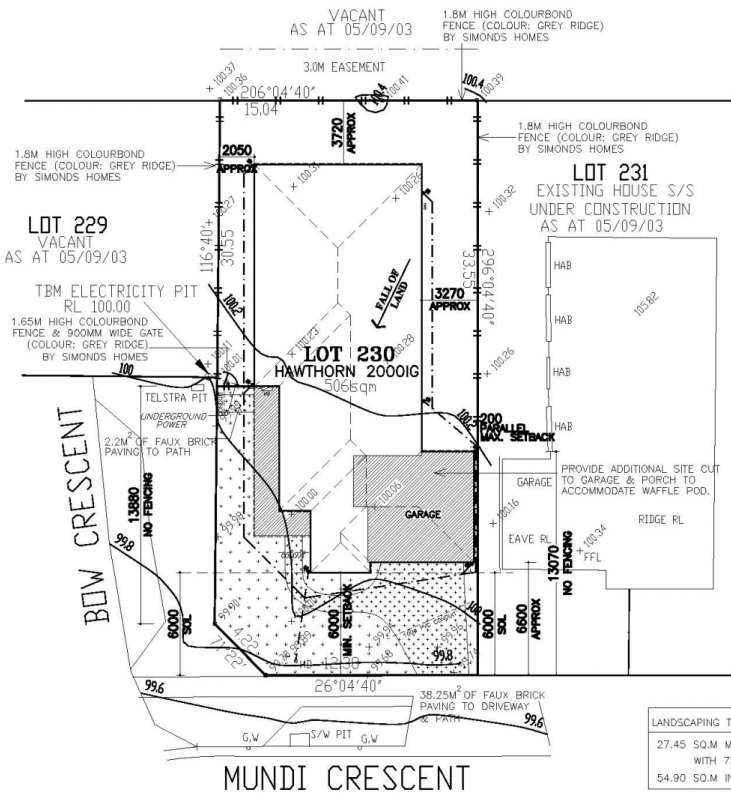
NOTE:

IF CROSSOVER IS NOT PROVIDED OR EXISTING CROSSOVER IS NOT IN CORRECT POSITION TO DRIVEWAY THE FULL COST TO CONSTRUCT NEW CROSSOVER IS AT THE OWNER'S EXPENSE

STORMWATER DRAIN NOTES:

- PROVIDE 90mm DIAMETER HEAVY DUTY PVC STORMWATER PIPE WITH MINIMUM FALL OF 1:100
- PROVIDE 100mm DIAMETER PVC STORMWATER PIPE UNDER GARAGE AND FUTURE DRIVEWAYS
- STORMWATER DRAIN LAYOUT IS INDICATIVE ONLY AND WILL BE LAID AT THE DRAINER'S DISCRETION
- PROVIDE 100x50 DOWNPIPES AT 12000 MAX. CRS.

SITE SOIL CLASSIFICATION CLASS 'H' TO AS 2870-1996



LANDSCAPING TO FRONT YARD ONLY
27.45 SQ.M MULCHED GARDEN BEDS
WITH 75mm JARRAH EDGING
54.90 SQ.M INSTANT TURF

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DATE	REVISED PAGES	BY	VIEW
			SITE PLAN
			CUSTOMER
			SIMONDS INDUSTRIES
			ADDRESS
			LOT 230 MUNDI CRESCENT, WYNDHAM VALE

House	HAWTHORN 2000IG
Scale	1:200
Date	10/09/03
Drawn	SCC/CH
Key/Drawn	10809
Checked	
Sheet No.	1

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