

## 8 Mahatma Road Werribee VIC

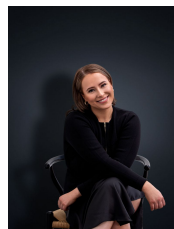
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An exclusive brand-new (Mimosa Homes) residence, positioned within a central pocket of Werribee - The ever so popular Riverwalk Estate. This stylish, light-filled home is perfect for anyone seeking a low maintenance lifestyle. Quality education for every age is within easy reach, only a short stroll to Riverwalk Primary School (P-6) and Aspire Early Learning & Kindergarten. Commuting to Melbourne CBD and/or Geelong is easy, with direct access to the M1 Princes Freeway, or alternatively, utilising the public transport network, with the Werribee Train Station being 8 minutes from home.

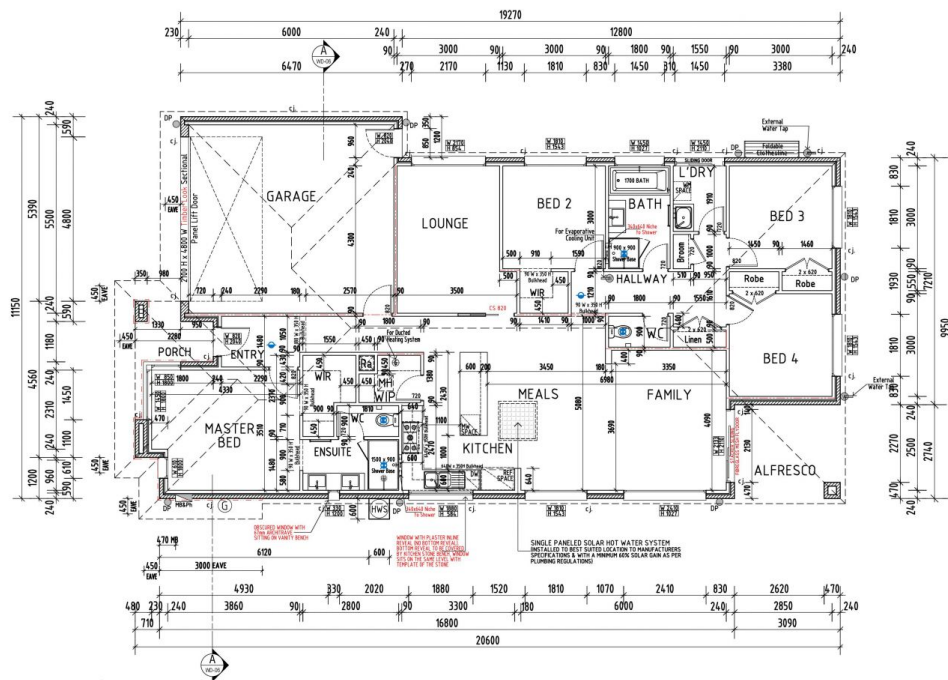
### Property Features:

- Generous four bedrooms, master tailored with large built-in robe & luxurious en suite (w/ his & her vanities, oversized shower & separate toilet)

**View** : <https://www.ypa.com.au/7364417>



**Ali Dowling**  
**0450 778 972**



FLOOR PLAN  
SCALE 1: 100

Privacy Locks:

PROVIDE PRIVACY LOCK SET TO MASTER BED, BATH & MAIN WC AS STANDARD

Shelving:

W/L/INEN : HAVE 4 BUILT-IN SHELVES, 1x BOTTOM SHELF @ 500mm AFFL  
- 3x TOP SHELVES @ 400mm HIGH SPACING  
WIR/ROBE : HAVE 1 BUILT-IN SHELF WITH HANGING RAIL @ 1700mm AFFL  
WIP/PANTRY : HAVE 4 BUILT-IN SHELVES, 1x BOTTOM SHELF @ 500mm AFFL  
- 3x TOP SHELVES @ 400mm HIGH SPACING  
BROOM : HAVE 1 BUILT-IN SHELF @ 1700mm AFFL

Blinds:

- PROVIDE BLOCK OUT BLINDS, TO BE INTERNALLY MOUNTED ON WINDOW ALL CLEAR GLAZED  
- PROVIDE VERTILUX EASYDRIVE STRATUS 10% TRANSPARENT DOUBLE BLOCK OUT BLINDS (COLOUR MAGNOLIA) TO MASTER BED, MEALS, FAMILY & LOUNGE

Recycled Water:

PROVIDE PURPLE PIPE SYSTEM FOR RECYCLED WATER AS PER DEVELOPER/ WATER AUTHORITY REQUIREMENTS. CONNECTED TO TOILETS, 2 x EXTERNAL TAPS AND LAUNDRY.

LEGEND

- INTERNAL LOAD BEARING WALLS
- EXHAUST FAN - DUCTED TO OUTSIDE
- AIR OR VENTED ROOF-SPACE
- SMOKE DETECTOR - INTERCONNECTED
- RAIN WATER TANK
- METER BOX / PHONE
- GAS METER
- GAS POINT
- WATER TAP/POINT
- HOT WATER SERVICE
- 100 x 50 GLOWPIPE
- MAN HOLE
- RETURN AIR FOR DUCTED HEATING/COOLING
- SOLAR HOT WATER SYSTEM PANELS - TO PLUMBING REGULATIONS
- PAINTED CONCRETE LETTER BOX
- WALL MOUNTED FOLDABLE CLOTHESLINE
- STORM WATER DRAINAGE (SWD) SYSTEM TO LEGAL POINT OF DISCHARGE (LPO)
- FENCING AS PER ESTATE GUIDELINES (DONE BY CLIENT)
- RENDER LOCATION

REV	DATE	DESCRIPTION	DRW
F	28/08/21	FINAL PLANS	TH
E	03/09/21	ENERGY REQUIREMENTS	AL
D	02/09/21	DA REQUIREMENTS	AL
C	24/06/21	SURVEY	AL
B	06/06/21	COLOR SELECTION	NL
A	23/02/21	PRELIMINARY MD	HL,NL

DO NOT SCALE DRAWINGS



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AREAS (m <sup>2</sup> )	
SITE AREA	350.0
LIVING AREA	157.4
PORCH	3.9
ALFRESCO	8.5
GARAGE	36.5

TOTAL FOOTPRINT	206.3
APPROX. SQ	22.2 SQ
SITE COVERAGE	58.9 %

SIGN OFF:

MIMOSA HOMES DATE

CLIENT DATE

CLIENT DATE

DESIGN:  
LEEMORE 221  
FACADE:  
ELLA 12.5

DRAWING:  
FLOOR PLAN

CLIENT:

PROJECT:  
NEW RESIDENCE

ADDRESS:  
LOT 2862 MAHATMA ROAD  
RIVERWALK, WERRIBEE, VIC., 3030

DRAWN: HL	CHECKED: TH
SCALE: AS @ A3	DATE: 17.02.2021
JOB: 21037	SHEET: WD - 03

NOTE: CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE JOB BEFORE COMMENCING ANY WORK. DRAWINGS MUST NOT BE SCALED, MUST USE FIGURED DIMENSIONS ONLY (ALL DIMENSIONS NOMINAL). DRAWING AND SYMBOLS ARE REPRESENTATIVE ONLY AND POSITIONS INDICATIVE.