



## 161 Rees Road WEIR VIEWS VIC

4  2  2 

Be the first renter living in this brand new 4 bedroom home for lease.

Just a short walking distance to a range of convenient amenities including schools, the Opalia shopping centre, McDonald's, KFC, Fuel Station, and public transport, this property offers it all.

. This stunning home has been beautifully crafted bringing every attention to detail, all perfectly bound together presenting the picture-perfect family home ready to move in. The house comprises of four bedrooms, the master includes an en-suite with a massive walk-in robe, while the remaining three bedrooms include fitted built-in robes and are serviced by a central bathroom.

. The open plan living & dining area is filled with an abundance of light which is further complemented by a very sleek and open kitchen area, highly equipped with stainless steel appliances, spacious benchtops, plenty of storage,

**View** : <https://www.ypa.com.au/8022668>



**Julie Hedley**  
0420 996 194

**GENERAL FLOOR PLAN NOTES**

SHELVING  
 ROBE X 1 SHELF & RAIL UNO  
 BROOM X 1 SHELF F UNO  
 LINEN X 4 SHELF UNO  
 STORE X 4 SHELF UNO  
 PANTRY X 4 SHELF UNO  
 ALL SHELVING 450mm WIDE UNO.  
 DENOTES BULKHEAD.  
 ALL SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH NCC VOL2, PART 9.5 SMOKE ALARMS, H3D5 AND AS3786-2023 SMOKE ALARMS AND STATE & TERRITORY LEGISLATIONS.

WALL BARKING MATERIAL TO COMPLY WITH AS4200.1 AND NCC VOLUME 2 PART 10.8.1 AND H4D9. BE INSTALLED IN ACCORDANCE WITH AS4200.2

TERMITE PROTECTION TO COMPLY WITH AS3660.1-2014 AND NCC VOL2 HD3 PART A PRE SLAB AND SUB-FLOOR PROTECTION  
 PVC COLLARS TO ALL SERVICE PENETRATIONS  
 PART B - PERIMETER PROTECTION  
 75mm SLAB EDGE EXPOSE - VERTICAL SLAB EDGE.

ALL MECHANICAL VENTILATION DUCTED TO EXTERNAL IN ACCORDANCE WITH AS1665.2 AND NCC VOLUME 2, H4P5 VENTILATION. RATE NOT LESS THAN 25L/s FOR BATHROOMS AND 50L/s FOR RANGEHOODS.

ALL GLAZING MUST COMPLY WITH AS1288-2021, AS2047-2014 & NCC VOLUME 2 PARTS 8.3 AND 8.4 AND H1D8.

WET AREAS MUST BE WATERPROOFED IN ACCORDANCE WITH AS3740-2021 AND NCC VOLUME 2 PART 3.8.1.2.

WC DOORS ARE TO BE PROVIDED WITH LIFT OFF HINGES IN ACCORDANCE WITH NCC VOLUME 2 PART 10.4.2.

ADDITIONAL NOGGINGS PROVIDED AT:  
 780 mm FOR TOILET ROLL HOLDERS  
 980 mm FOR TOWEL RAILS  
 980 mm FOR TOWEL RINGS.

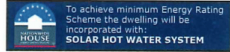
REFER TO ENGINEERING DRAWINGS FOR STRUCTURAL DESIGN, FOOTING, SLAB, TRUSS, SET DOWNS, TIE DOWN, BRACKING, RETAINING WALLS AND ALL STRUCTURAL DETAILS.

ADDITIONAL DUCTS, VOIDS & BULKHEADS MAY BE REQUIRED FOR SERVICES.

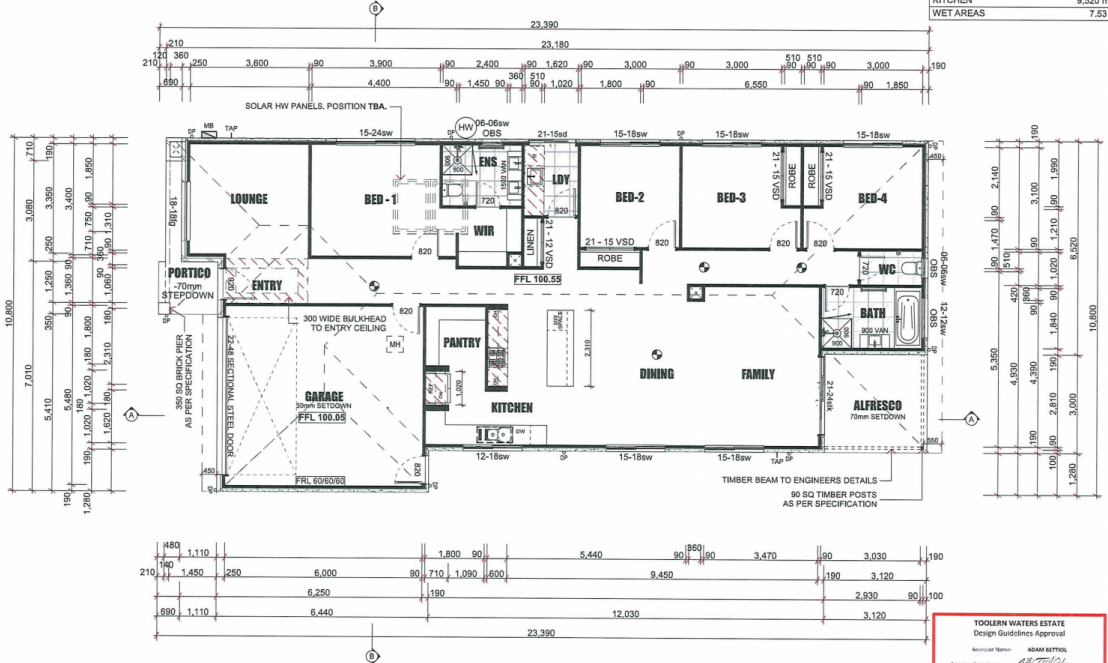
**ELEVATIONS**



Scale 1:100



AREA	
LIVING	172.95
GARAGE	35.68
PORCH	2.88
ALFRESCO	9.36
EXT. PERIMETER	220.87 m <sup>2</sup>
KITCHEN	67.00 mm
WET AREAS	9.520 mm
	7.53 m <sup>2</sup>



- REV: AMENDMENT:
- 3 Kitchen Window Changed
  - 4 Solar Panels Added
  - 5 Contours Added
  - 6 Ini. Construction Set
  - 7 Plan Updates

INI: DATE: DC

FOR INSPECTIONS & ENQUIRIES CALL (03) 9304 4412

USE FIGURED DIMENSIONS. DO NOT SCALE FROM THE DRAWINGS. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION OR FABRICATION. IT REMAINS THE CONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE WITH ALL RELEVANT CODES AND REGULATIONS IS MAINTAINED AT ALL TIMES.

PROJECT for  
 Lot 1223 161 Rees Road, Weir Views

FLOOR PLAN  
 DATE: 22/05/2023  
**CONSTRUCTION** 7  
 JOB NUMBER: 7120  
 SHEET NUMBER: 3 of 15



LOT NUMBER: 1223  
 PLAN NO: RP  
 SITE AREA: 420 m<sup>2</sup>  
 DESIGN BASE: Custom  
 LOCAL AUTHORITY: Melton City Council  
 NOTE: These plans are copyright in whole & in part to Creek in Coast Design & they can be used or reproduced without written permission.

**TOULERN WATERS ESTATE**  
 Design Guidelines Approval  
 Approved Name: ADAM BETTOL  
 Approver Signature: *ADAM BETTOL*  
 Date: 25 07 2023 Status: APPROVED