



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 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, H306 AND AS3786: 2023.SMOKE ALARMS AND STATE & TERRITORY LEGISLATIONS.

WALL BARKING MATERIAL TO COMPLY WITH AS4500.1 AND NCC VOLUME 2 PART 10.8.1 AND H4D9. BE INSTALLED IN ACCORDANCE WITH AS4500.2

TERMITE PROTECTION TO COMPLY WITH AS3660.1-2014 AND NCC VOL2 H1D3 PART A PRE SLAB AND SUB-FLOOR PROTECTION
PVC COLLARS TO ALL SERVICE PENETRATIONS
PART B - PERIMETER PROTECTION
75mm SLAB EDGE EXPOSURE - VERTICAL SLAB EDGE.

ALL MECHANICAL VENTILATION DUCTED TO EXTERNAL IN ACCORDANCE AS1865.2 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, BRACING, RETAINING WALLS AND ALL STRUCTURAL DETAILS.

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

ELEVATIONS



Scale 1:100

REV: AMENDMENT:
3 Kitchen Window Change
4 Solar Panels Added
5 Contours Added
6 Int. Construction Set
7 Plan Updates

INI: DATE:



ORKA Homes
We build your Dream

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

JOB NUMBER: 7120
SHEET NUMBER: 3 of 15



LOT NUMBER: 1223

PLAN NO: RP

SITE AREA: 420 m²

DESIGN BASE: Custom

LOCAL AUTHORITY: Melton City Council

NOTE: These plans are copyright in whole & in part to Creek & Coast Design & they are to be used or reproduced without written permission.



AREA	
LIVING	172.95
GARAGE	35.68
PORCH	2.88
ALFRESCO	9.36
EXT. PERIMETER	220.87 m ²
KITCHEN	67.00 m ²
WET AREAS	9.520 m ²

