



## 8 Belson Street Mickleham VIC

4 2 2

Picturesque, light filled and designed for modern day living, this home will impress even the fussiest of buyers. Built to the highest of standards, this display masterpiece spares no expense and with a custom designed layout gives enough room for a growing family.

Step inside, you will be greeted by a widened hallway, stunning master bedroom with luxurious ensuite, walk in robe and your own your very own private courtyard. Amazing gourmet kitchen with top of the range stainless steel appliances stone bench tops, overlooking to a generous sized family room, to top it up sliding doors to outside to your low maintenance rear yard.

The remaining 3 generous size bedrooms with BIR also serviced by a deluxe central bathroom. The inclusions list is even better, consisting of expansive floorboards throughout

**Price** : \$680,000 - \$699,000  
**View** : <https://www.ypa.com.au/8085951>



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# GROUND FLOOR PLAN

SITE ADDRESS: LOT 4507 BELSON STREET, MICKLEHAM  
 PROPOSAL: SINGLE STOREY DWELLING  
 CLIENT: KEMAL TOPCU  
 DATE: 7/08/2023 SCALE: @ A3 1:100  
 DRAWN BY: E.O. JOB NO: 3.038



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### BUILDING ANALYSIS

G. FLOOR	134.70m <sup>2</sup>
GARAGE	35.22m <sup>2</sup>
PORCH	6.63m <sup>2</sup>
GRAND TOTAL	176.55m <sup>2</sup>
SIQ	190

SITE ANALYSIS	
% SITE COVERAGE	67.15%
% IMPERMEABLE AREA	75.66%
% PERMEABLE AREA	24.32%
TOTAL SITE AREA	263m <sup>2</sup>

### LEGEND

- MAN HOLE ACCESS (750 x 150)
- INTERCONNECTED SMOKE ALARM WITH BATTERY BACK-UP
- WATER TAP
- EXHAUST FAN
- WINDOW & DOOR SIZES (W) x (H)
- TILES TO WET AREAS, AS PER BUILDERS SPECIFICATIONS
- GAS METER
- METER BOX
- HOT WATER SYSTEM
- DOWN PIPE
- MICROWAVE PROVISION
- DISH WASHER PROVISION
- ARTICULATION JOINT IN BRICKS TO BE IN ACCORDANCE WITH AS 3700-2001

**Opes**  
 BUILDING SOLUTIONS  
 THIS DOCUMENT IS THE SUBJECT OF:  
 BUILDING PERMIT NUMBER: C151-U 061272750851797603V1  
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 FOR INSPECTIONS & ENQUIRES CALL (03) 9304 6412