

2 Race Street Fraser Rise VIC

4 2 2

FULLY TURNKEY

ENQUIRE TODAY FOR A LIST OF INCLUSIONS

Located in the fast growing Westwood Place Estate in Fraser Rise stands this quality family home which has no wasted space, promotes functional living & will instantly impress any family. You will be spoilt for choice with the location being so close and comforting to gorgeous park lands, sporting precinct (George Cross FC), quality primary and secondary schools (Springside West Secondary College), local shops, Taylors Hill Village, nearby shopping centres (Watergardens/CS Square), transport facilities, Melton Highway and is sure not to last long!

Features Include:

? Master bedroom showcasing a walk-in wardrobe and

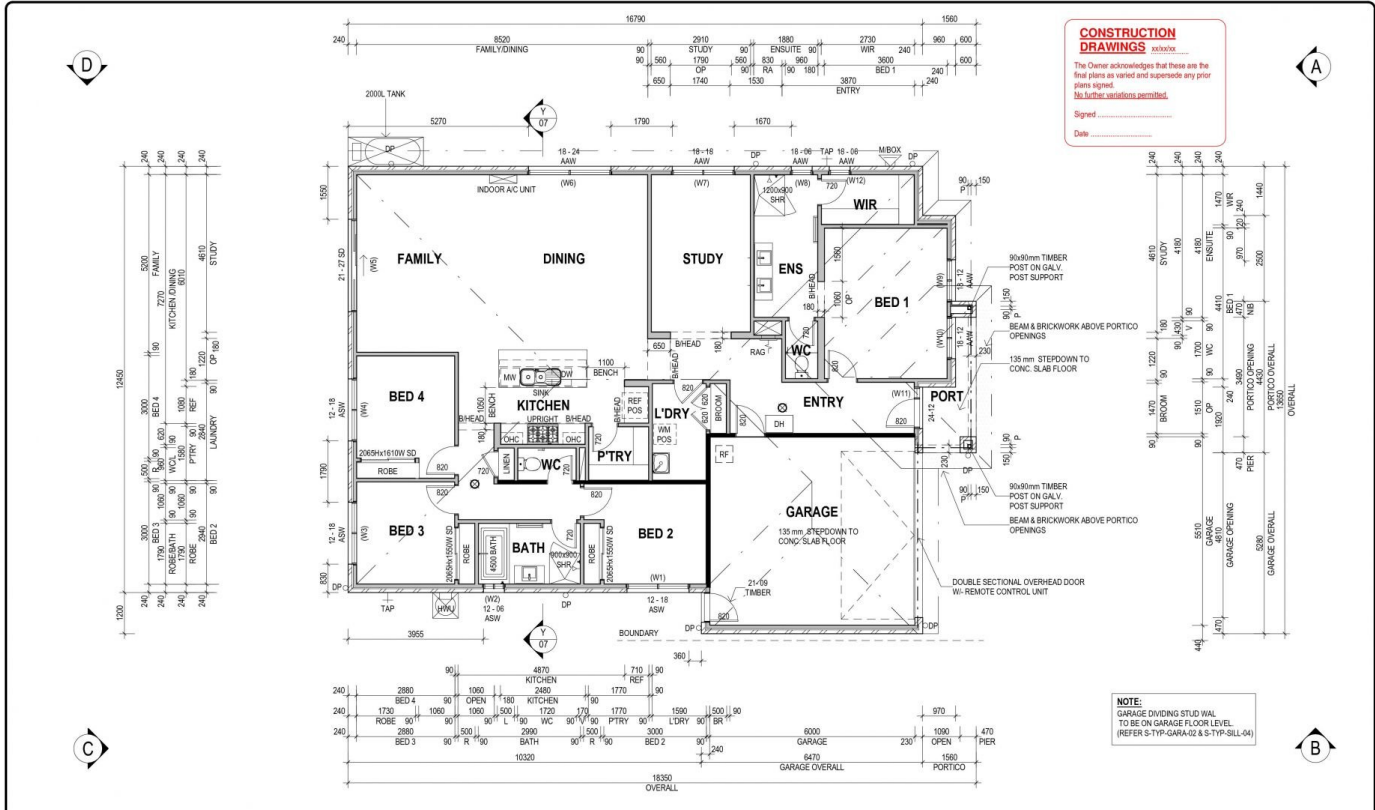
Price : PRIVATE SALE | \$765,000
Land Size : 453 sqm
View : <https://www.ypa.com.au/8124455>



Andrew Migliorisi
0432 526 844



Stephen Azzopardi
0402 012 554



CONSTRUCTION DRAWINGS *xxxxxxx*

The Owner acknowledges that these are the final plans as varied and supersede any prior plans signed. No further variations permitted.

Signed: _____

Date: _____

NOTE:
GARAGE DIVIDING STUD WALL TO BE ON GARAGE FLOOR LEVEL. (REFER S-TYP-GARA-02 & S-TYP-SLL-04)

NOTES:

- 450 EAVES U.N.O.
- CENTRE ALL WINDOWS & EXTERNAL DOORS INTERNALLY TO ROOM (I.N.O) INTERNAL HINGED DOORS TO BE CENTRED TO THE HALLWAY
- 2450 BULKHEAD THROUGHOUT (I.N.O)
- 2340mm HIGH INTERNAL DOORS TO GROUND FLOOR UNO

LEGEND:

- UNDER STAIR WALLS (WHERE APPLICABLE) - TO BE BUILT AFTER STAIR
- 70MM STUD WALLS
- DUCTED HEATING RETURN AIR WALL GRILLE
- DUCTED HEATING UNIT LOCATION
- ROOF ACCESS
- SMOKE ALARM
- LOAD BEARING WALL

AREA	m ²	SQR
GROUND FLOOR	186.99	20.13
TOTAL LIVING	186.99	20.13
PORTICO	4.50	0.48
GARAGE	36.11	3.89
TOTAL OTHER	40.51	4.37
TOTAL	227.60	24.50

DRAWING TITLE:
FLOOR PLAN

DESIGN:
CARLTON 22

PRODUCT CODE:
VC5CAR22APR1

OWNER:
GEMARO 005 PTY LTD

CEILING:
25G LH

LOT 1709 (NO.2) RACE STREET, FRASER RISE, VIC

HomeComplete

601 Blackburn Road, Mount Waverley, VIC 3149
P.O. Box 807, Mount Waverley, VIC 3149

© COPYRIGHT Metron homes owns copyright

Builders Licence N°: COB-U 52967 AON: 005 108 732 in this drawing. Unauthorised use, reproduction or alteration is forbidden and will be prosecuted.

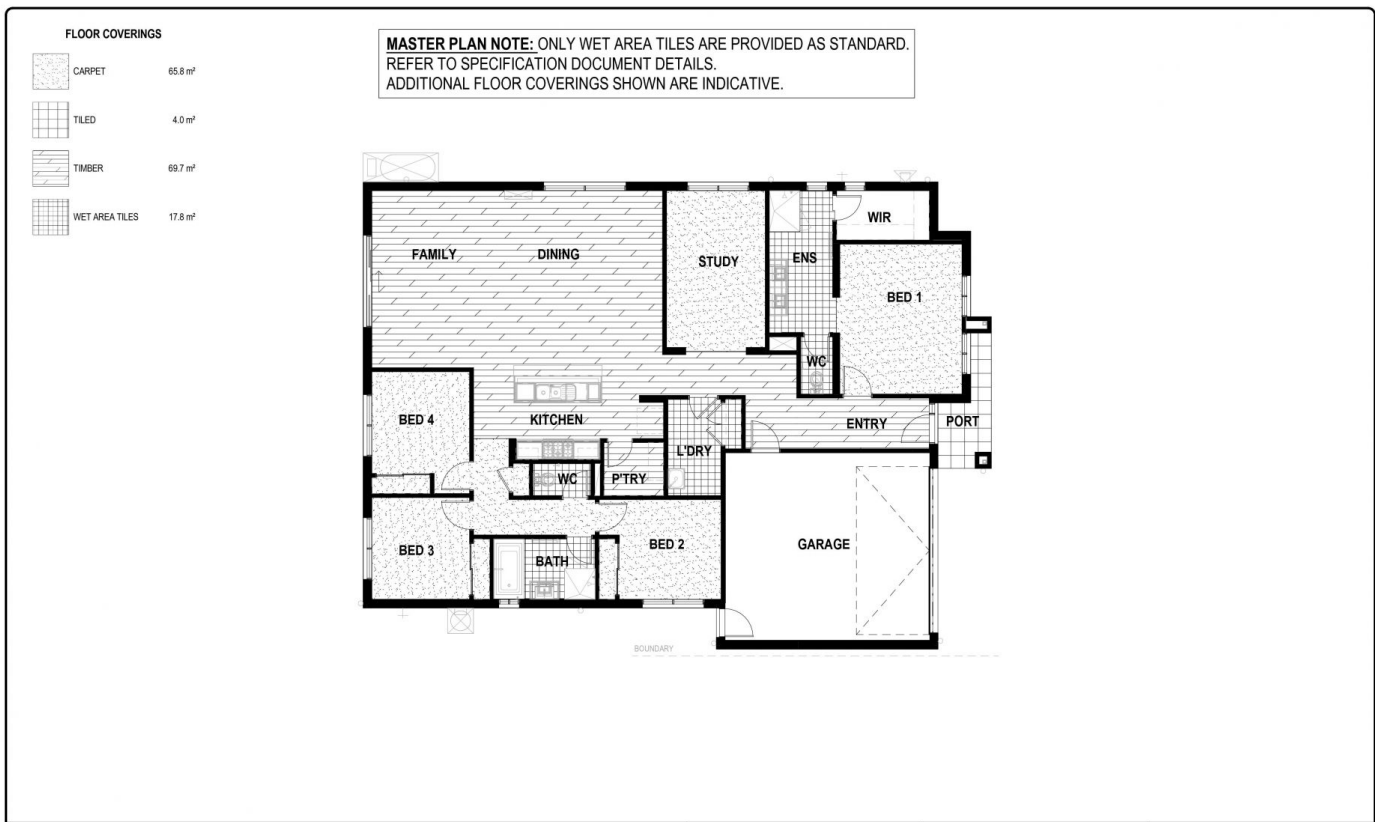
www.metronhomes.com.au

SCALE: 1:100 (A3)

Do NOT scale this drawing. All vertical dimensions take precedence over varied dimension. If in doubt, ASK.

SPEC: 09/09/2022 v03

JOB N°: 748591	PERMIT N°: 000000
WIND SPEED: 34 m/s	MASTER ISSUED: 08/19/2022
DRAWN: TT, SN, CB	CHECKED: BEM
FINAL PLANS	
DATE: 16/06/2024	
SHEET: 03/13	



MASTER PLAN NOTE: ONLY WET AREA TILES ARE PROVIDED AS STANDARD. REFER TO SPECIFICATION DOCUMENT DETAILS. ADDITIONAL FLOOR COVERINGS SHOWN ARE INDICATIVE.

FLOOR COVERINGS

CARPET	65.8 m ²
TILED	4.0 m ²
TIMBER	69.7 m ²
WET AREA TILES	17.8 m ²

CONSTRUCTION DRAWINGS *xxxxxxx*

The Owner acknowledges that these are the final plans as varied and supersede any prior plans signed. No further variations permitted.

Signed: _____

Date: _____

LEGEND:

- UNDER STAIR WALLS (WHERE APPLICABLE) - TO BE BUILT AFTER STAIR
- 70MM STUD WALLS
- DUCTED HEATING RETURN AIR WALL GRILLE
- DUCTED HEATING UNIT LOCATION
- ROOF ACCESS
- SMOKE ALARM
- LOAD BEARING WALL

AREA	m ²	SQR
GROUND FLOOR	186.99	20.13
TOTAL LIVING	186.99	20.13
PORTICO	4.50	0.48
GARAGE	36.11	3.89
TOTAL OTHER	40.51	4.37
TOTAL	227.60	24.50

DRAWING TITLE:
FLOOR COVERINGS

DESIGN:
CARLTON 22

PRODUCT CODE:
VC5CAR22APR1

OWNER:
GEMARO 005 PTY LTD

CEILING:
25G LH

LOT 1709 (NO.2) RACE STREET, FRASER RISE, VIC

HomeComplete

601 Blackburn Road, Mount Waverley, VIC 3149
P.O. Box 807, Mount Waverley, VIC 3149

© COPYRIGHT Metron homes owns copyright

Builders Licence N°: COB-U 52967 AON: 005 108 732 in this drawing. Unauthorised use, reproduction or alteration is forbidden and will be prosecuted.

www.metronhomes.com.au

SCALE: 1:100 (A3)

Do NOT scale this drawing. All vertical dimensions take precedence over varied dimension. If in doubt, ASK.

SPEC: 09/09/2022 v03

JOB N°: 748591	PERMIT N°: 000000
WIND SPEED: 34 m/s	MASTER ISSUED: 08/19/2022
DRAWN: TT, SN, CB	CHECKED: BEM
FINAL PLANS	
DATE: 16/06/2024	
SHEET: 03/13	