



Dover Court West Wodonga, VIC

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Brand new, why build when you can have it done for...

Exciting opportunity to purchase this brand-new home without the wait and hassle of the building process.

Price:

Price range \$525,000-\$535,000

Under construction by a quality builder with all the extras.

- Large 30sq (approx.) home with 4Bedroom, 2 bathrooms and 3 living areas.
- Master with ensuite & large walk through robe, 3 other bedrooms with BIR's.
- Large open family, meals & kitchen space, leading out to the alfresco area,
- Separate lounge & bonus activity room allowing ample space for the growing family.
- Gorgeous stone benchtops in kitchen, bathrooms and laundry
- Ducted heating and cooling for year-round comfort as well as ceiling fans throughout including alfresco
- Double lock up garage with remote control door
- 730sqm block allows room for a pool to be added

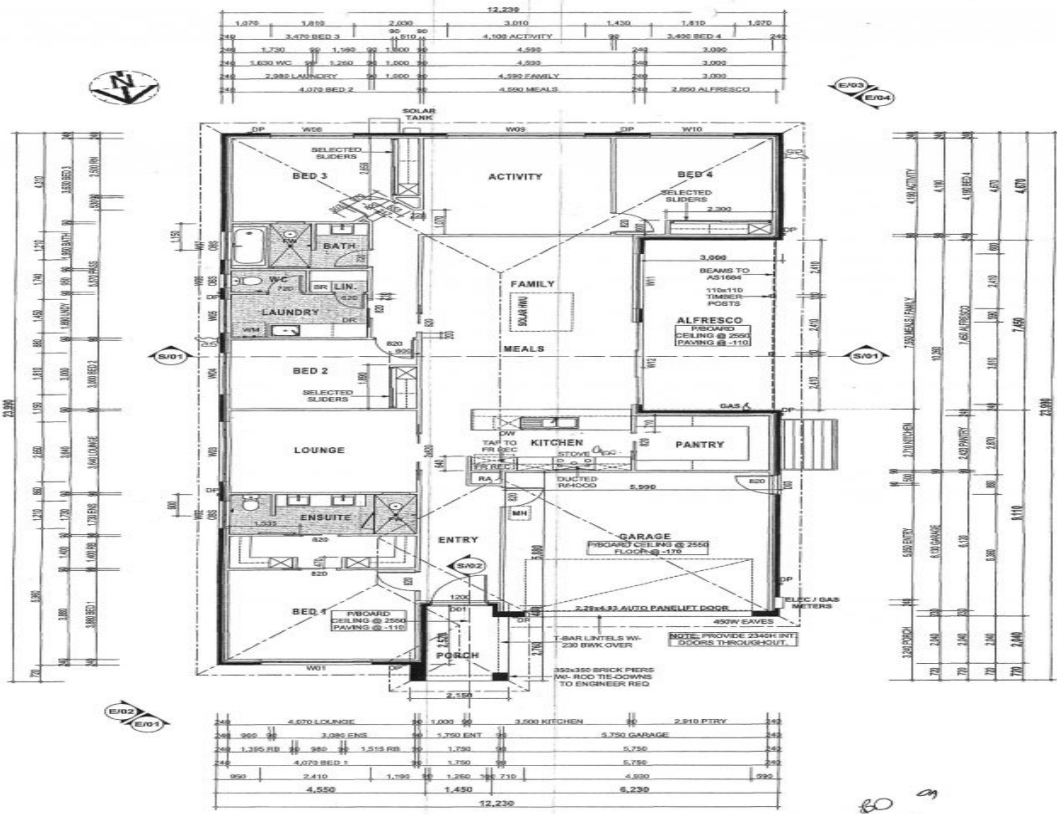
Sale price is full turn-key, including basic

Belinda Westerlo

0427 612 264

Craig Huckel

0488 494 873



SITE PLAN LEGEND

THIS LEGEND REFERS TO PROPOSED ITEMS AND DETAILS THAT ARE NOT PART OF THE SURVEYORS ORIGINAL DRAWING.

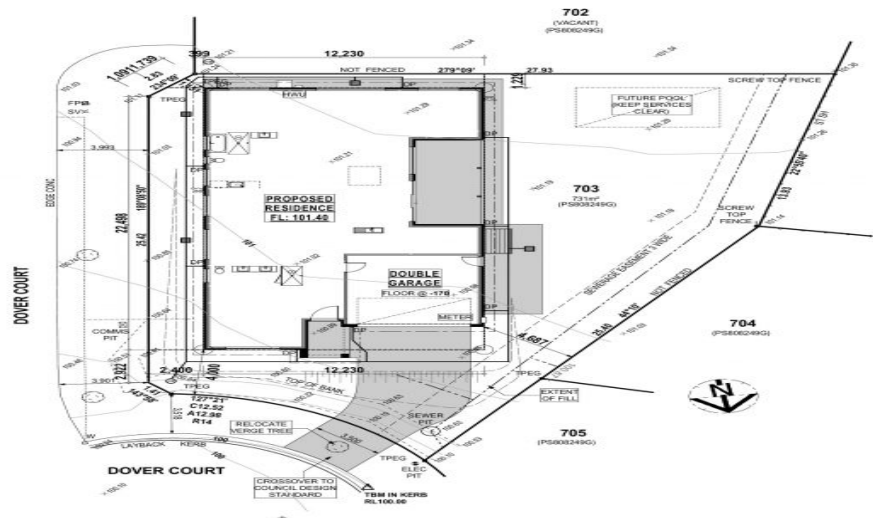
BARK MULCHED GARDEN BEDS	STORMWATER RUN (RAINWATER COLLECTION)	100mm PVC CONDUITS UNDER PAVINGS	WALLPOST HUNG CLOTHESLINE
LAWN (INSTANT TURF)	STORMWATER RUN (DRAINAGE/TANK OVERFLOW)	ELECTRICAL BUNS / CONDUITS	WHEELIE BIN STORAGE LOC.
CONCRETE PAVEMENT	STORMWATER PITS	SCHEMATIC PLUMBING LINES (SEPTIC)	SELECTED LETTERBOX
EXPOSED AGG. CONCRETE	CUT-OFF DRAIN (PURICH/CHANNEL OR SIMILAR)	SELECTED RETAINING	APPROX EXTENT OF PILECUT BATTER
SEGMENTAL PAVERS	PROPOSED FENCINGS		
TIMBER DECKING			

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AFONSO BUILDING SOLUTIONS
 Designed: _____
 Checked: J.M.
 Drawn: J.M.
 Surveyed: J.M.
 Date: 8/6/2020
 Datum: ARBITRARY

SITE SURVEY
 LOT 703 P5802490
 DOVER COURT
 WOODONGA VIC 3690
 Drawing No: 219014.232 - Lot 703 Dover Cr. 690
 Scale: 1:200
 P21 A3

NOTE:
 This plan is prepared for AFONSO BUILDING SOLUTIONS from a field survey for the purpose of designing new construction on the land and should not be used for any other purpose. The boundaries shown herein have been derived from an unregistered plan of subdivision and were not marked by the author of the survey and have not been determined by field measurement. The user of this plan MUST verify that the boundaries shown on this plan fully agree with those shown on the registered copy of the plan of subdivision before use. There is no warranty, acceptance or construction on the site. The relevant authority must be contacted to ascertain the exact location of all underground services including sfp not shown on this plan. The position and outline of vegetation is approximate only. This note forms an integral part of this plan.



PAVING SCHEDULE		SITE AREAS	
ITEM	AREA (m ²)	ITEM	AREA (m ²)
ALFRESCO	22.35	BUILT	274.34
CROSSOVER	51.67	IMPERMEABLE	277.78
DRIVEWAY	46.47	LOT	730.88
PATHS	40.28		
PORCH	6.88		
	128.31 m ²		

GENERAL NOTES

- THIS PLAN SHEET MUST BE READ WITH REFERENCE TO THE NOTES ON SHEET 1.
- DIMENSIONS TAKE PRECEDENCE OVER SCALING.
- REFER ASSOCIATED ENGINEER DETAILS & ENGINEER DETAILS TAKE PRECEDENCE.
- ALL CONSTRUCTION GENERALLY TO BE IN ACCORDANCE WITH NCC, COUNCIL REQS AND AUSTRALIAN STANDARDS.
- CONTRACTORS SHOULD VERIFY ALL DIMENSIONS ON SITE.
- DIMENSIONS SHOWN DO NOT NECESSARILY ALLOW FOR INTERNAL OR EXTERNAL FINISHES OR CLADDING UNLESS OTHERWISE NOTED.
- CONTRACTORS SHOULD VERIFY THAT THE PLANS BEING USED ARE LATEST REVISION.

BUILT AREAS		REVISIONS	
REVISION	DATE	REV.	DESCRIPTION
1	12/20	B	CONSTRUCTION ISSUE
2	12/20	B	CONSTRUCTION ISSUE
3	12/20	B	CONSTRUCTION ISSUE
4	12/20	B	CONSTRUCTION ISSUE
5	12/20	B	CONSTRUCTION ISSUE
6	12/20	B	CONSTRUCTION ISSUE
7	12/20	B	CONSTRUCTION ISSUE
8	12/20	B	CONSTRUCTION ISSUE
9	12/20	B	CONSTRUCTION ISSUE
10	12/20	B	CONSTRUCTION ISSUE

SCALE SHEET
 SCALE: 1:200 (A3)
 SHEET: 2 of 12
 BAL-12.5
 DRAWN: Mordan O'Hara
 REG: CP-AD08784

OWNER: _____
SITE: L
SITE PLAN
 THIS PLAN SHALL REMAIN THE SOLE PROPERTY OF AFONSO BUILDING SOLUTIONS AND MUST NOT BE CHANGED, LENT, GIVEN, REPRODUCED OR OTHERWISE DISSEMINATED.
 A: 133 Victoria Cross Pike, Woodonga VIC 3688 Ph: (02) 6024 2885
 VIC: 08 0 424 300 Fax: 08 0 838 100 NSW: 2349400
www.afonso.com.au

NOTE:
 THIS BASIS GROUND SURFACE SURROUNDING THE PROPOSED LOT 703 & GARAGE FLOOR MUST BE GRADED.