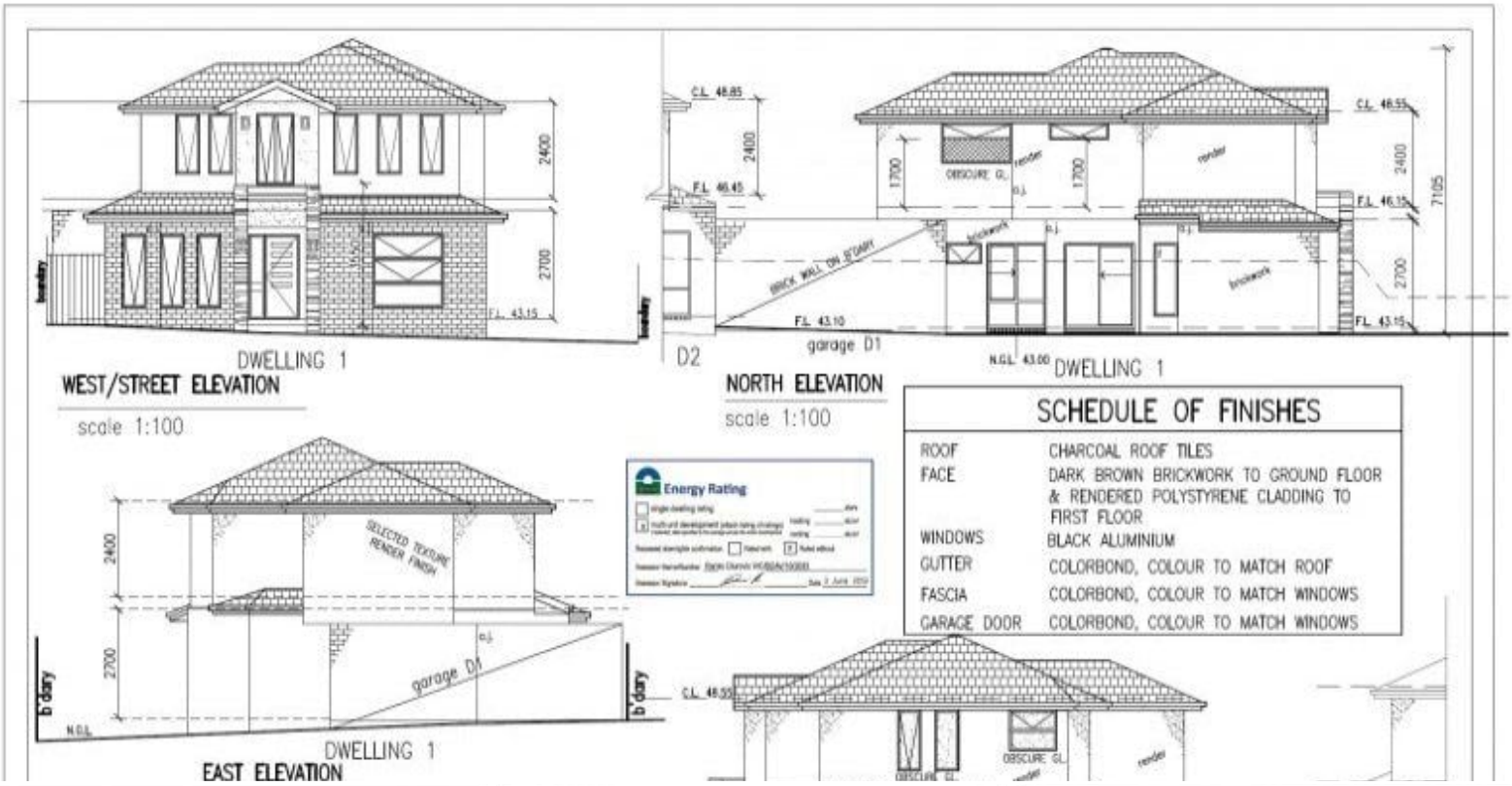
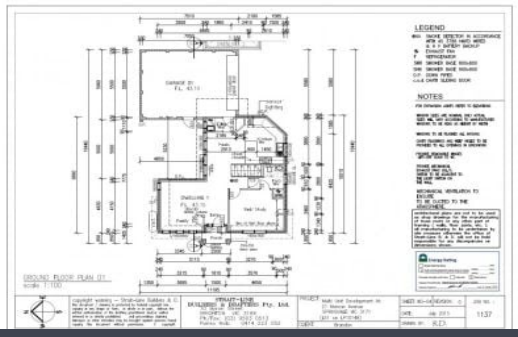
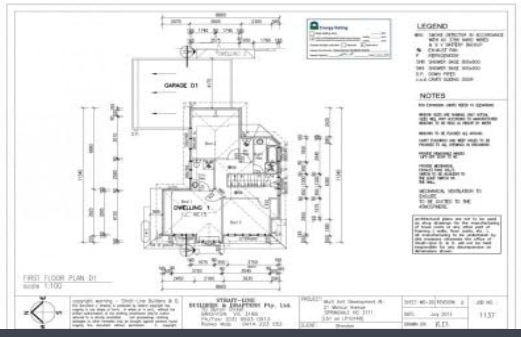
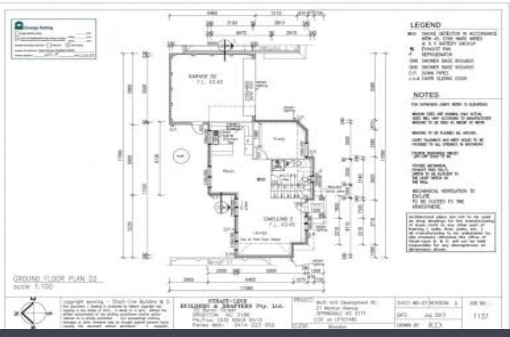








21 Moncur Avenue SPRINGVALE

3 2 2

Sold by Troy Le...More Projects Wanted!

21 Moncur - An exclusive and boutique group of high quality units in Springvale Central!

Attention first home buyers, down-sizers and investors.

Featuring high quality finishes throughout, 6 stars energy rating, timber floor boards, stainless steel appliances, Ceaserstone bench tops, double car remote control garage, ground floor 2.7m ceiling, ducted heating and Evaporation ducted Cooling.

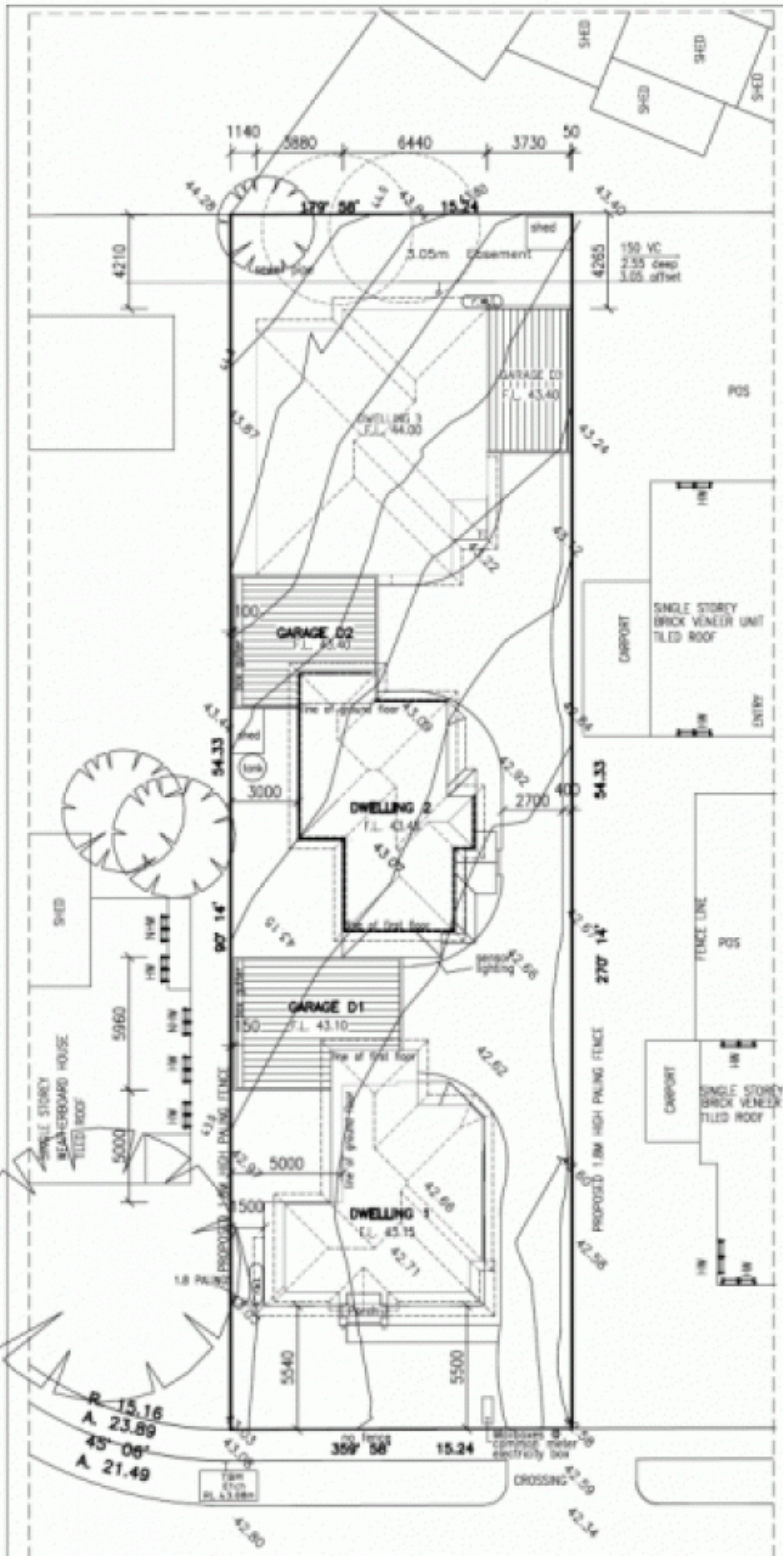
Unit 1: $530,000 - 198.5m2 - (21.36 squares) - Under Contract
Unit 2: $500,000 - 184.7m2 - (19.88 squares) - Under Contract
Unit 3: $430,000 - 139.8m2 - (15.05 squares) - Under Contract

Close proximity to Springvale Central, walking distances to Safeway, local primary schools, Killester Secondary College, bus stops and medical practices.
For qualified first home buyers there is a massive FHBG and stamp duty savings avaliable, potential to save you over $15,000!

Leyton Real Estate

Leyton Real Estate Pty Ltd
7 Warwick Avenue, SPRINGVALE VIC 3171
(03) 9547 0345 | leytonre.com.au

leyton®



AREA ANALYSIS:

DWELLING 1	m2	sq
GROUND FLOOR AREA	77.2	8.31
GARAGE	44.1	
PORCH	2.6	
FIRST FLOOR AREA	74.6	8.03
DWELLING 2		
GROUND FLOOR AREA	75.3	8.1
GARAGE	37.7	
PORCH	2	
FIRST FLOOR AREA	67.7	7.28
DWELLING 3		
GROUND FLOOR AREA	113.9	12.26
GARAGE	24	
PORCH	2.8	
TOTAL BUILDING AREA	379.6 (45.8%)	
TOTAL SITE AREA	827.98	
IMPERVIOUS AREA -driveways 186	565.6	
PERVIOUS AREA	262.38 (31.7%)	

1.These plans must be read in conjunction with endorsed town planning plans. For details of landscaping, paved areas, colours, and external finishes, refer to town planning plans.

2. Please be aware of existence of Landscape plan, Arborist report, energy rating and other reports that are not part of these plans but form part of building permit. There may be additional requirements for tree protection zone (see Landscape Plan for details)

3. The position & depth of all existing underground services (e.g. drainage, phone, electricity, sewer etc) to be determined prior to commencement of construction and any discrepancies brought to the attention of this office. Information from "1100 DIAL BEFORE YOU DIG" service & relevant authorities should be obtained in writing before any construction is commenced.

4. No part of building or footing to encroach over boundary line, re-establishment survey must be conducted prior to commencement of any work.

5. Architectural plans are not to be used as shop drawings for the manufacturing of truss or any other part of framing (walls, floor joists etc.). All manufacturing to be undertaken by site measure. STRAIT-LINE Builders & Drafters will not be held responsible for any discrepancies on dimensions shown.

STRAIT-LINE
BUILDERS & DRAFTERS Pty. Ltd.
10 Byron Street, BRIGHTON VIC 3186
Ph/Fax: (03) 9503 0513
Mob: 0414 223 052

PROJECT: Multi Unit Development At: 21 Moncur Avenue SPRINGVALE VIC 3171 (L51 on LP10148)	SHEET: WD-03	REVISION: 0	JOB NO. : 1137
	DATE: July 2013		
CLIENT: Brandon	DRAWN BY: R.D.J.		