



1 College Court NEWTOWN VIC

5 3 2

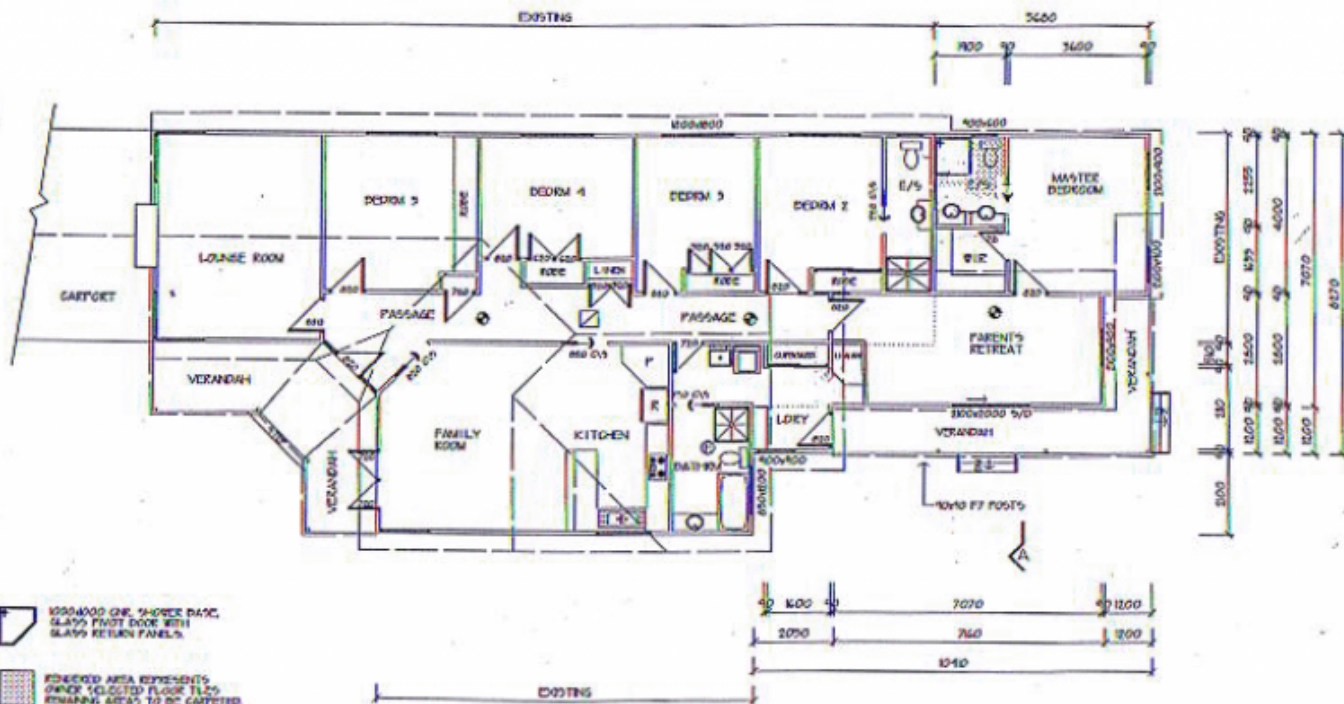
In a quiet court, close to Geelong's finest schools & the river precinct, this home has been renovated & extended to provide all the family accommodation you could ever need. With formal area, open plan family, living & dining, new timber kitchen, 5 large BRs (master with WIR & ens) & separate parents retreat. A further 2 new bathrooms, manicured gardens, double carport & great workshop complete this impressive home.

Type : House

View : <https://www.maxwellcollins.com.au/sale/vic/geelong-district/newtown/residential/house/7454686>

● DETECTED SMOKE DETECTOR FIXED TO CEILING
AS REQUIRED BY D.C.A. E.E.T.I. AND
AS 3786.

BUILDING AREA:
EXTENSION - 44.1 m² (4.7 imp.sq.)
VERANDAH - 13.9 m² (1.5 imp.sq.)
TOTAL - 58.0 m² (6.2 imp.sq.)



NOTE:
WINDOW DIMENSIONS (H/W) ARE NOMINAL ONLY.
CHECK CONTRACTED WINDOW MANUFACTURER'S
FRAME SIZES BEFORE CONSTRUCTING TIMBER FRAME.

PROPOSED FLOOR PLAN

1:100

STAIR DIMENSIONS:
TREAD GOING - MIN 240, MAX 355mm
RISER HEIGHT - MIN 85, MAX 190mm

REVISED



GRAPHIC PLANS REG. No. DP-1611
Architectural Drafting Service
18 Vanessa Ave. Highton 3218 Ph. 418417

REVISION

DATE

GENERIC
CADD
6.0

DRAWN BY: Brian Sheppard
DATE: March 2004
DRG. No. 3

PROPOSED EXTENSION TO RESIDENCE
AT 1 COLLEGE CRT. NEWTOWN 3220

75