



**35A Ada Street Goulburn NSW**

Brand New With Great View!

Quality new stand-alone home, offering three generous-sized bedrooms, a loft area, al fresco and spacious open plan living.

Offering a nice quiet lifestyle in a sought-after location, with one of Goulburn's most respected primary schools nearby.

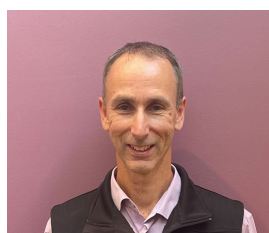
Two bedrooms have good-size built-in robes, the main a good-size walk-in, loft storage above and an en suite.

The generous living and dining space is open to the kitchen and has easy access to the paved al fresco.

Kitchen features pantry, quality stainless steel appliances including dishwasher, an island bench and stone bench

3 2 1

**Price** : \$ 522,500  
**Building Size** : 20 sqm  
**Land Size** : 378.61 sqm  
**View** : <https://www.angellastorrierrealestate.com.au/sale/nsw/southern-tablelands/goulburn/residential/house/7066533>



**Brett Storrier**  
**02 4821 9842**

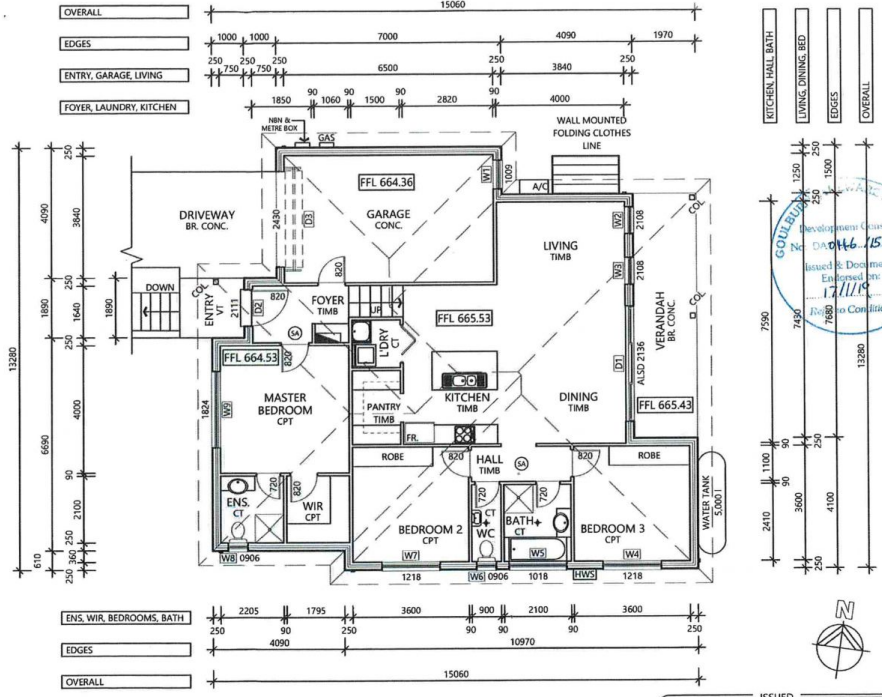
- LEGEND**
- (S) SMOKE ALARMS INSTALLED TO MEET AS 3786.
  - (D) DOOR TAGS
  - (W) WINDOW TAGS
  - CPT SELECTED CARPET
  - TIMB SELECTED HWD TIMBER
  - VT SELECTED NON-SLIP EXTERNAL FLOOR TILES
  - CONC NON-SLIP CONCRETE
  - BR. CONC UNIDIRECTIONAL NON-SLIP BROOM FINISH CONCRETE.

THE CONTRACTOR IS TO ENSURE COMPLETE COMPLIANCE WITH ALL RELEVANT NCC CODES, AUSTRALIAN STANDARDS AND LOCAL REGULATIONS AND BY-LAWS AS REQUIRED.

ALL MATERIALS AND WORKMANSHIP ARE TO BE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTORS TO MAKE THEMSELVES FULLY AWARE OF CONDITIONS WHICH WILL AFFECT THE EXECUTION OF THE WORKS.

ALL DIMENSIONS SUBJECT TO SITE SURVEY.



**1 FLOOR PLAN-UNIT 1**  
SCALE 1:100

ISSUED  
**DEVELOPMENT APPLICATION**

<b>DRAWING AMENDMENTS</b>		<b>PROJECT TITLE</b> MULTI UNITS	<b>DRAWING TITLE</b> FLOOR PLAN - UNIT 1	<b>ISSUING ORGANISATION</b> MAY 2018	<b>DRAWING ARCHITECT</b> TIM LEE NSW REG 2591   ACT REG 1000	<b>ISSUING OFFICE</b> TL
<b>AMENDMENT NO.</b> A/AW B/AW	<b>AMENDMENT DETAILS</b> ISSUED TO COUNCIL FOR APPROVAL ISSUED TO COUNCIL WITH ADDITIONAL INFO AS REQUESTED - SITE LEVELS & CUT	<b>CLIENT</b> CASTELLINO PTY LIMITED	<b>LOT AND DEVELOPER PLAN NO.</b> LOT 17 DP979849	<b>ISSUING SCALE</b> S.A.S. A1 1:100 A3 SHEET	<b>JOB NUMBER</b> 0518-1002	<b>AMENDMENT TITLE</b> B
		<small>Figure 1 illustrates site provisions for not under the developer. Builder to check and verify all levels, datum and dimensions on the job. Confirming information to be verified by the project manager prior to construction work. All materials and workmanship to be in strict accordance with current Australian Standards, NCC, Local regulations and manufacturer's current product literature. Where noted otherwise use only new, best quality materials, fittings and fixtures. COPYRIGHT © THE LEE ARCHITECTS Reproduction without the copyright and name not be permitted.</small>	<b>STREET ADDRESS</b> 35 ADA STREET GOULBURN NSW 2580	<b>ISSUING CONTACT NUMBER</b> 0518-1002-002		
		<b>ARCHITECT</b> + TL TIM LEE ARCHITECTS M: 0429 898 698 P: 02 4822 9934 ABN: 71425067537 ROSS PLACE GOULBURN NSW 2580				

