



50 Gourock Avenue Goulburn NSW

Great Value,

Brand New, Stand-alone Home!

This affordable home could suit first homebuyers taking advantage of generous government incentives, retirees wanting to downsize, or investors maximising tax benefits!

* Solid brick veneer three bedroom home, all with built-in robes, and a two-way bathroom, which cleverly doubles as an en suite.

* Separate carpeted lounge room compliments the tiled family/ dining area open off the kitchen.

* Toilet is separate, as is the internal laundry and linen press.

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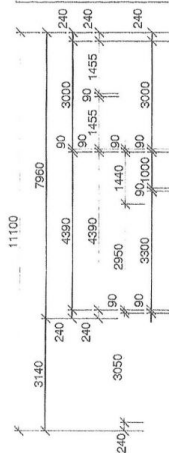
Price : \$ 411,000
Building Size : 16 sqm
Land Size : 432 sqm
View : <https://www.angellastorrierrealestate.com.au/sale/nsw/southern-tablelands/goulburn/residential/house/7075837>



Brett Storrier
02 4821 9842

- ⊗ Extractor Fan ▶ Shower head
 (B) Smoke Detector ⚙ Downpipe (position confirmed by builder in accordance with Amd. 10/10/2018)
 (C) Gas outlet ~ Articulation Joint
 (A) Floor Waste ⚓ Tap

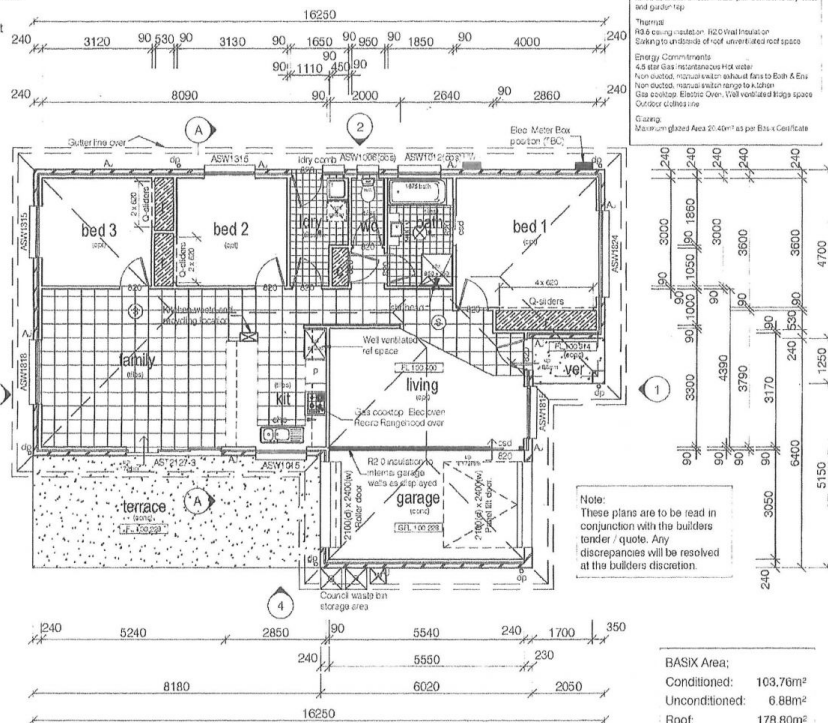
Residence colours shall comply with Medium wall & Medium roof colours.



Residential Areas:

Living:	121.80m ²
Garage:	19.76m ²
Ver:	2.56m ²
Total:	144.12m ²
Terrace:	25.69m ²

floor plan
scale 1:100



Note:
These plans are to be read in conjunction with the builders tender / quote. Any discrepancies will be resolved at the builders discretion.

BASIX Area:

Conditioned:	103.76m ²
Unconditioned:	6.88m ²
Roof:	178.80m ²

BASIX BLUEPRINT
 Water Consumption:
 3 Star Shower Heads, 1.5 l/s, 7.5 l/min
 4 Star to all 4 Star Taps to bath area, 4 l/s
 10.5 l/s to Rainwater tank. Collecting 1760 l of rainwater
 and if as shown on storm water pipe connected to sky tank
 and garden tap
 Thermal
 R1.0 ceiling insulation R2.0 wall insulation
 60kPa to underside of roof ventilated roof space
 Energy Commitments
 4.5 star Gas hotwater system hot water
 Non ducted, natural water without fans to Bath & Shower
 Non ducted, natural water range to kitchen
 Gas cooking Electric Oven, Wall ventilated range space
 Outdoor clothes line
 Grading
 Minimum graded Area 20.40m² as per B10 x Certificate