



61 Kidd Circuit Goulburn NSW

Modern Three Bedroom Home in Great Location.

In a sought after area, with good rental history, this 3 bedroom, stand alone home, will make a great rental, or owner occupied property.

* 3 bedrooms, all with excellent robe storage, main a walk-in robe and en suite, with shower and toilet.

* Living space is open with the kitchen and dining, with glass sliding door to the courtyard and backyard.

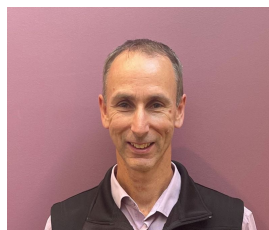
* Split-system reverse cycle air for year round comfort.

* Kitchen with island bench, brekky bar, integrated slide out rangehood, stainless steel dishwasher, oven and gas

3 2 2

Land Size : 611 sqm

View : <https://www.angellastorrierrealestate.com.au/sale/nsw/southern-tablelands/goulburn/residential/house/7324721>



Brett Storrier
02 4821 9842

Note - All Dimensions to be verified on site before commencement of work

Construction to be in accordance with BCA and other relevant Australian Standards

Gas Instan. 5 Star HWS

Granite guard terminate barrier

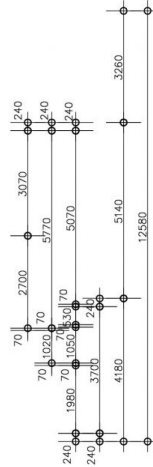
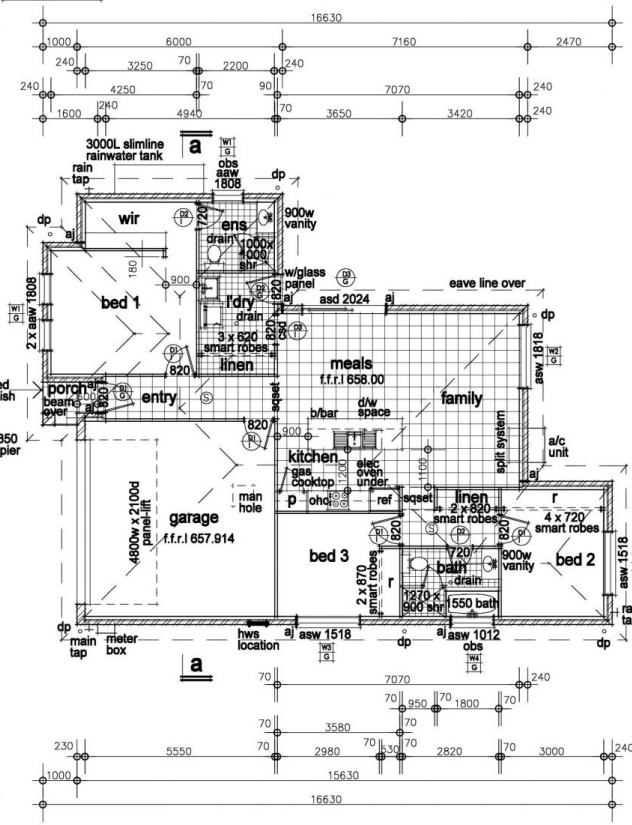
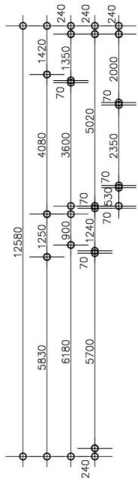
CSD to slide as per plan

heating - 1 phase air cond.
living only 3 star
cooling - 1 phase
living only 3 star

R1.5 insulation to walls
R3.5 insulation to ceilings

Weatherstripping to all external doors

- NOTES:
1. Levels shown are approx only and should be verified on site
 2. Figured dimensions are to be taken in preference to scaling
 3. All measurements are in mm unless otherwise stated
 4. Window sizes are nominal only. Final window sizes by builder
 5. Dimensions are to be verified on site by builder before commencement of work.



floor areas :

living	: 119.56m
garage	: 36.52m
porch	: 1.79m
total	: 157.87m

Floor Plan Scale 1:100

Smoke Detectors
3 star shower heads (>4.5 but <=6L/min)
4 star taps and toilets

Quick release hinges to be fitted to WC door

All frames are to be built to lower part of the slab

Issue	Amendment	Date

Client: **DICKINSON** PROPERTY GROUP
CAWBOURNE CONSTRUCTORS PTY LTD

Job: Proposed Dual Occupancy

Lot 328 Kidd Circuit
Goulburn

Drawing: Floor Plan
House 2

Scale: 1:100 Date: 04-02-16

Drawing No: 15007-4 Sheet: 11 ISSUE: E

House Name

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