



3/4 Clifton Street, Cheltenham




Stylish & Low-Maintenance Living in a Prime Location

Perfectly positioned in a quiet group, this well-presented home offers an ideal opportunity for first home buyers, downsizers or savvy investors. Featuring a functional layout, light-filled interiors and low-maintenance living, this property delivers comfort and convenience in equal measure.

Located just moments from local shops, public transport and only a short drive to the beach and CBD, this is easy-care living at its best.

Disclaimer:

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchaser's discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322

3  2  1 

FOR SALE
Contact Agent

AGENTS

Josie Auricchio
0419 269 503
josiea@ljhookerwestlakes.com.au

AGENCY

LJ Hooker West Lakes | Henley Beach
(08) 8347 3666

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 **LJ Hooker**

MORE DETAILS

Property ID 50JKFE8
Property Type Unit
Including Ensuite
Toilets (2)

Josie Auricchio 0419 269 503
Sales & Property Management Specialist |
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FOR PLANNING

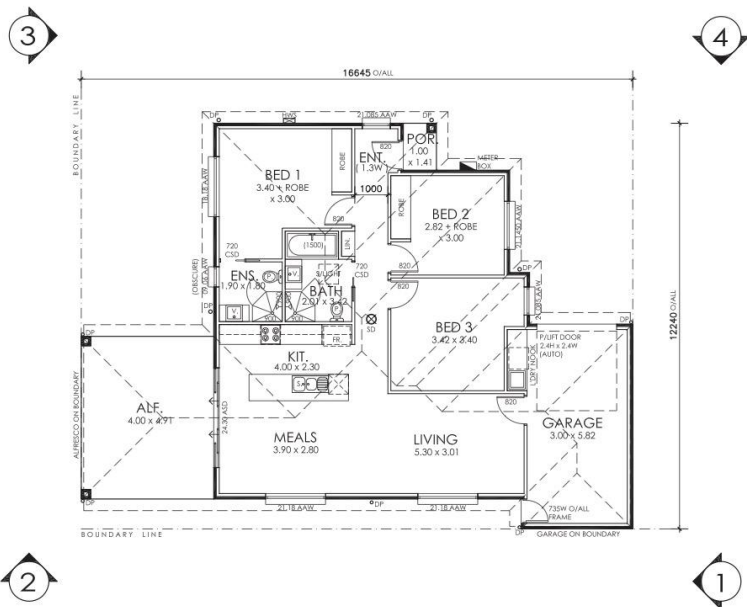
Planning Consent
Granted Subject to Conditions
Application Number 252/2304/20

NOTE:
ALL SMOKE DETECTORS MUST BE INTERCONNECTED & HARDWIRED IN ACCORDANCE WITH AS 3786

AREA:

LIVING	98.74 sqm
GARAGE	21.57 sqm
ALFRESCO	17.63 sqm
PORCH	1.41 sqm
TOTAL:	141.35 sqm

- CONSTRUCTION NOTES:**
- 190W HEBEL CONSTRUCTION
 - 2720mm CEILING LEVEL
 - CONCRETE REINFORCED SLAB AS PER ENGINEER'S CONSTRUCTION REPORT
 - ASSUME WIND SPEED N2 (IBC BY ENGINEERS)



AMENDED PLAN

**DWELLING 3
FLOOR PLAN**
SCALE 1:100

<p>AMENDMENTS</p> <table border="1"> <thead> <tr> <th>DATE</th> <th>REV</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>10/05/21</td> <td>1</td> <td>Planning drawings for completion</td> </tr> <tr> <td>10/05/21</td> <td>2</td> <td>Planning drawings for completion</td> </tr> <tr> <td>10/05/21</td> <td>3</td> <td>Planning drawings for completion</td> </tr> <tr> <td>10/05/21</td> <td>4</td> <td>Planning drawings for completion - Adjusted turning circles to Site Plan</td> </tr> </tbody> </table>		DATE	REV	DESCRIPTION	10/05/21	1	Planning drawings for completion	10/05/21	2	Planning drawings for completion	10/05/21	3	Planning drawings for completion	10/05/21	4	Planning drawings for completion - Adjusted turning circles to Site Plan	<p>NOTES:</p> <ol style="list-style-type: none"> 1. THE DOOR TO BE REPAIRED WITH REINFORCED BRICKS. 2. ALL WINDOWS & SCREENS READY AT 2100mm HIGH GLAZED HORED OVERHANG. 3. SMOKE DETECTOR (S) POSITIONED AND ADJUSTED TO COMPLY WITH AS 3786 PART 1 & 2. 4. DOOR TO BE REPAIRED IN ACCORDANCE WITH AS 1906. 5. REFER TO BE DESIGN ACCORDANCE WITH AS 1906. 6. REFER TO BE DESIGN ACCORDANCE WITH AS 1906. 7. VERTICAL CURTAINS, SCREENS AS PER ARCHITECTURAL PLAN. <p>ALL WINDOWS, BLINDS AND REEFER - VISION ALL WINDOWS, BLINDS TO BE SPACE GLAZED GLAZED HORED OVERHANG ALL WINDOWS, BLINDS TO BE SPACE GLAZED GLAZED HORED OVERHANG COVERED BY THE WINDOW SCHEDULE REFER TO BE DESIGN ACCORDANCE WITH AS 1906 PART 1 & 2 REFER TO BE DESIGN ACCORDANCE WITH AS 1906 PART 1 & 2</p>		<p>PROPOSED RESIDENCE FOR: TERRASULT 4 CLIFTON STREET, CHELTENHAM</p> <table border="1"> <tr> <td>DATE</td> <td>CHK</td> <td>REV</td> <td>BY</td> </tr> <tr> <td>10/05/21</td> <td>AT</td> <td>404</td> <td>AS SHOWN</td> </tr> </table> <p>2 OF 4</p>		DATE	CHK	REV	BY	10/05/21	AT	404	AS SHOWN	<p>DISCLAIMER: 3MT SOLUTIONS Pty Ltd. is not liable for any changes or omissions in drawings or documents without written consent of the Builder/Contractor's responsibility to check and confirm drawings and details use correct prior to construction. All dimensions and levels to be confirmed by Builder/Contractor prior to commencement of shop drawings, excavation, foundation and construction. This residence to be constructed in accordance with relevant Building Code and the BCA. Signed dimensions to take precedence over scaled dimensions. These drawings are the exclusive property of 3MT Solutions Pty Ltd. Any reproduction without written authority is strictly prohibited. The drawings were prepared by team members of 3MT Solutions Pty Ltd. Any reproduction without written authority is strictly prohibited.</p> <p>3MT SOLUTIONS 3MT SOLUTIONS (CORP) PTY LTD</p>	
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