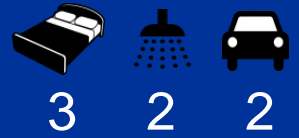




## Custom 17

59a Main Road Cliftleigh  
Land valued at \$349,000

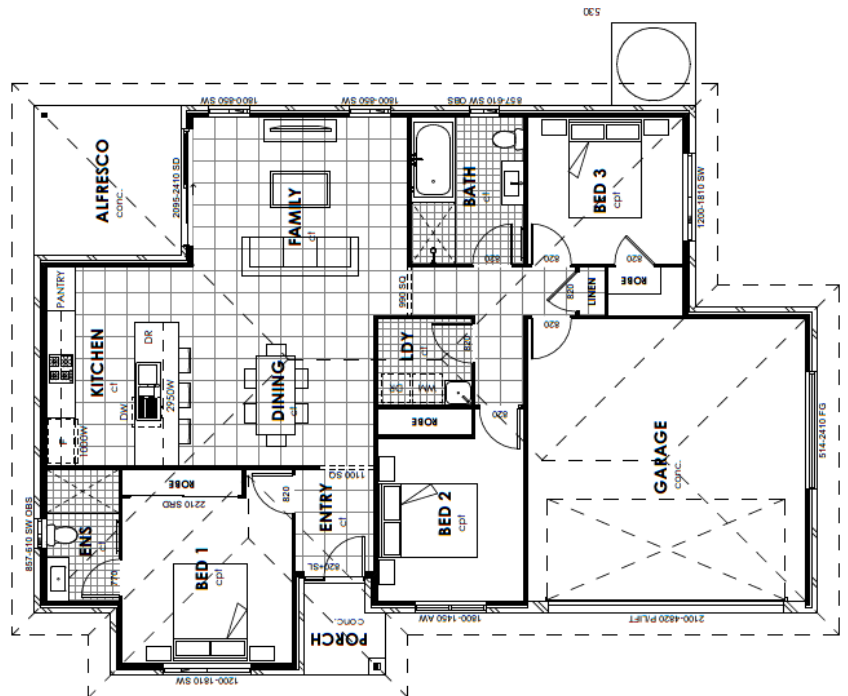
House Size: 163m<sup>2</sup> (17sq) Width: 16.02m Depth: 11.6m Minimum Lot Width: 18m



# \$788,156

### PACKAGE INCLUSIONS

- ✓ Façade as shown
- ✓ Modify standard plans
- ✓ Fixed Price Tender Guarantee
- ✓ Council fees based on Newcastle Council
- ✓ Site costs for M Class slab
- ✓ 7 Star Basix
- ✓ 20mm stone bench top to kitchen
- ✓ Soft close doors and drawers
- ✓ 3 coat paint system
- ✓ LED downlights
- ✓ Concrete to Alfresco
- ✓ Carpet and tiles throughout
- ✓ Steel frame
- ✓ Colorbond roof
- ✓ Anti-con Blanket
- ✓ Wall wrap
- ✓ Wall hung vanities
- ✓ 1000mm wall tiles to bathroom & ensuite
- ✓ Shower niches
- ✓ Flyscreens to windows



### FOR MORE INFORMATION

Prices shown are based on pricelist dated 01/12/24

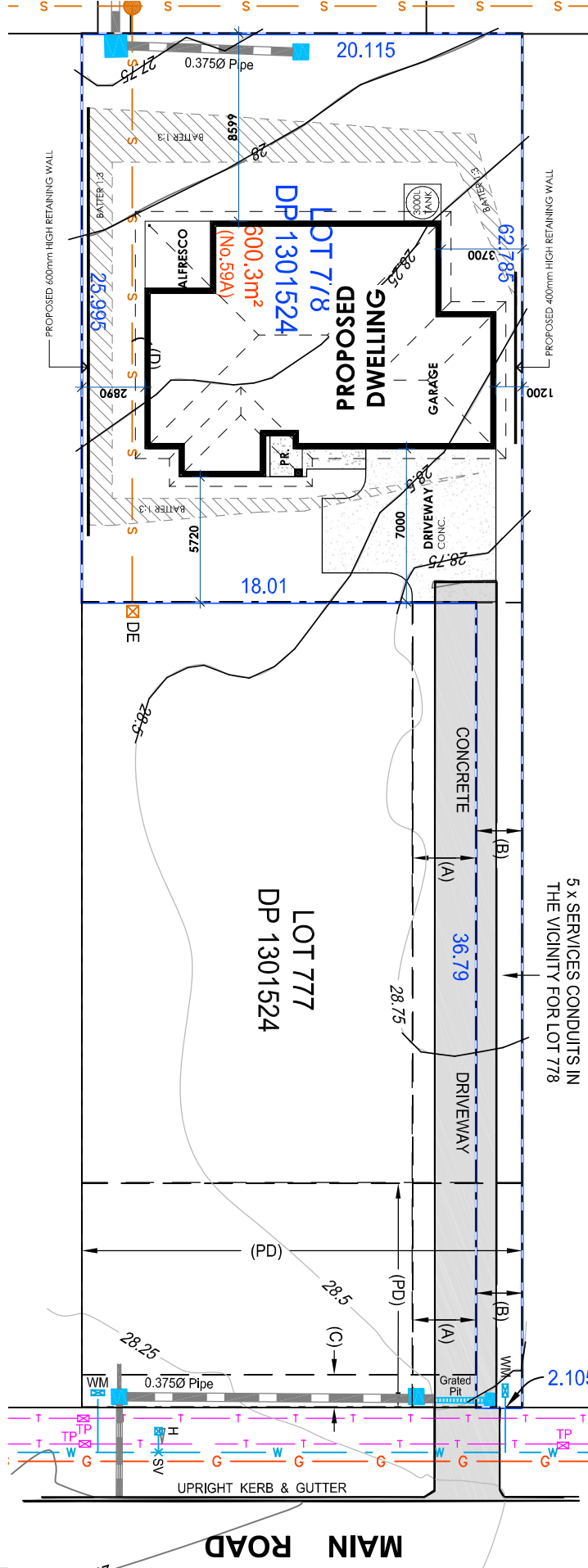
David Ashton | Homeworld Thornton | 40 024 749 | 0437 515 571 | [thornton@visionhomes.com.au](mailto:thornton@visionhomes.com.au)

**LEGEND**

- FC COMPRESSED FIBRE CEMENT
- CB COLORBOND
- CP CONNECTION JOINT
- CLM CLINE
- COL COLUMN
- CONC. CONCRETE
- CDS CONFORM ON SITE
- DP DOWNPIPE
- STG FIBRE CEMENT SHEETING
- FC FIBRE CEMENT SHEETING
- FGL FINISHED FLOOR LEVEL
- FG FIXED GLASS
- HWD HARDWOOD
- HWK HYDRANT SYSTEM
- LET LETTERBOARD
- LS LIGHTS
- QBS OBTURATED
- RVT RAIN WATER TANK
- TAP OUTDOOR TAP
- TIME TO MATCH EXISTING
- UIS UNDERSIDE

**GENERAL NOTES**

1. SITE LEVELS ARE APPROXIMATE ONLY. VERIFY BEFORE ANY WORK OR ORDERING BEGINS.
2. THIS DRAWING TO BE READ IN CONJUNCTION WITH SPECIFICATIONS AND ENGINEERS DRAWINGS.
3. ALL DIMENSIONS AND LEVELS TO BE CHECKED.
4. ALL WORKSHIPS AND MATERIALS TO BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS CODE AND LOCAL AUTHORITIES.
5. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
6. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
7. ROOF AND WALL FRAMING TO MANUFACTURERS DESIGN AND SPECIFICATION.



SITE STATISTICS	
NAME	AREA
SITE AREA	600.21
GFA	104.33
SITE COVERAGE	17.38%
UNBUILT	436.83
DRIVEWAY	46.14

CUT / FILL CALCULATIONS	
Name	Net Volume (m³) (CUT X 1.2 = FILL)
CUT	0.11
FILL	128.00



NO. IN REQUIRED DIMENSIONS IN REFERENCE TO SCALE OF MATERIALS. IF IN DOUBT, REPORT ALL ERRORS AND OMISSIONS.	SCALE	REV.
	1:200	A
	1:100	
	1:50	
	1:25	
	1:10	
	1:5	
	1:2	
	1:1	

CLIENT	CLIENT NAME
	CESSNOCK CITY COUNCIL

PROJECT	PROPOSED RESIDENCE
	LOT 778 DP 1301524
	No. 59A MAIN ROAD
	CLUFTLEIGH
DRAWING	SITE PLAN

DATE	ISSUE FOR REVIEW
30.07.2024	ISSUE FOR REVIEW

REL	DATE	COMMENTS
A	30.07.2024	ISSUE FOR REVIEW

DEN	CHKD	SN

DRN	CHKD	SN

DRN	CHKD	SN

DRN	CHKD	SN

DRN	CHKD	SN

DRN	CHKD	SN

DRN	CHKD	SN

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