

CastleHaven



52 Burnside Street Kellyville Ridge NSW

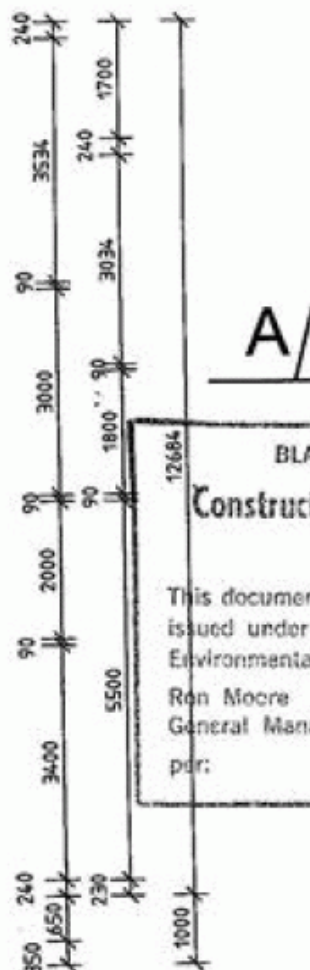
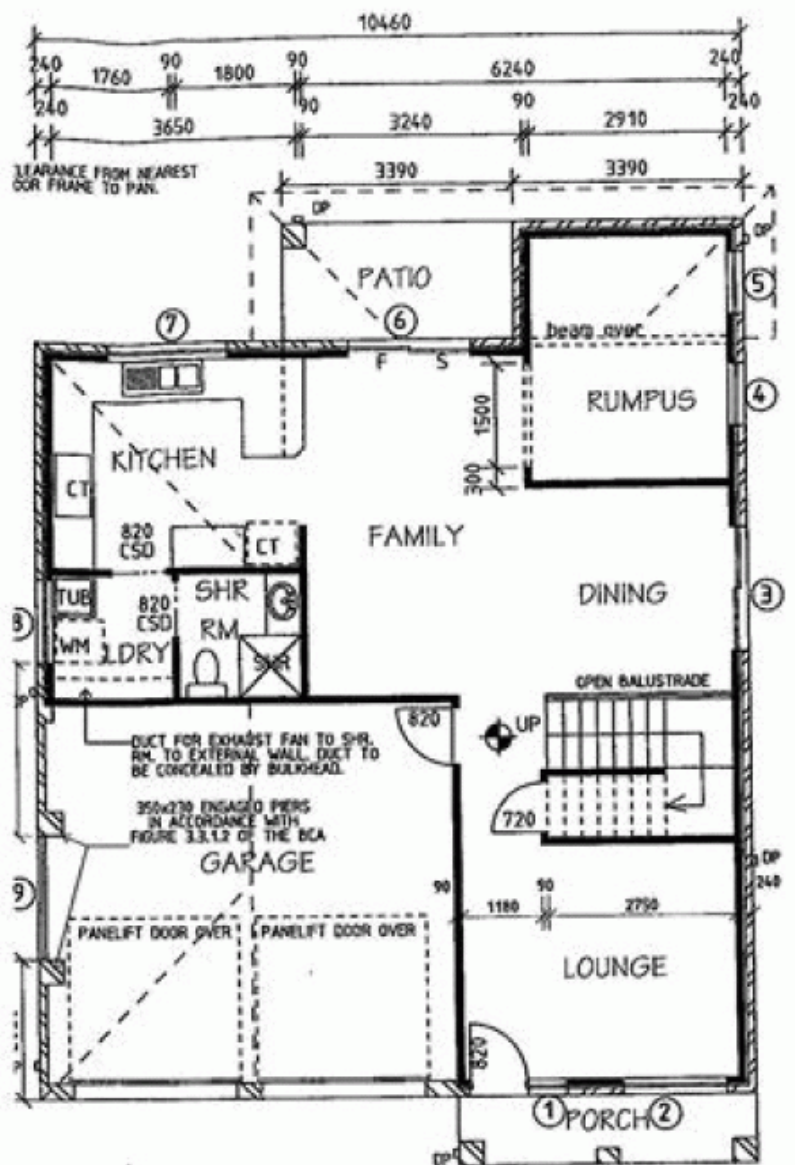
3 3 2

Private, quiet and convenient, this amazing family home offers two levels of quality living. Superbly presented with spacious versatile living areas. Massive gourmet Caesarstone kitchen with quality appliances. Three bedrooms plus study or lounge upstairs, master bedroom with ensuite bathroom and walk-in robe and loads of storage. Three ultra modern bathrooms, spa bath, ducted air and security. Enjoying a prized north aspect, level yard with plenty of room for kids to kick a ball and an undercover entertainment area with gas outlet and side access. Double auto garage with internal access and much, much more. To purchase call Vicky Williams 0411 253 878.

View : <https://www.castlehaven.com.au/sale/nsw/hills/kellyville-ridge/residential/house/5735110>



Vicky Williams
02 9634 5222



BLACKTOWN CITY COUNCIL
Construction Certificate - B

No. 09-498

This document forms part of the above issued under Section 103C(1)(b) of 1 Environmental Planning & Assessment.

Ron Moore
General Manager

per: *S. IMPORTAI*

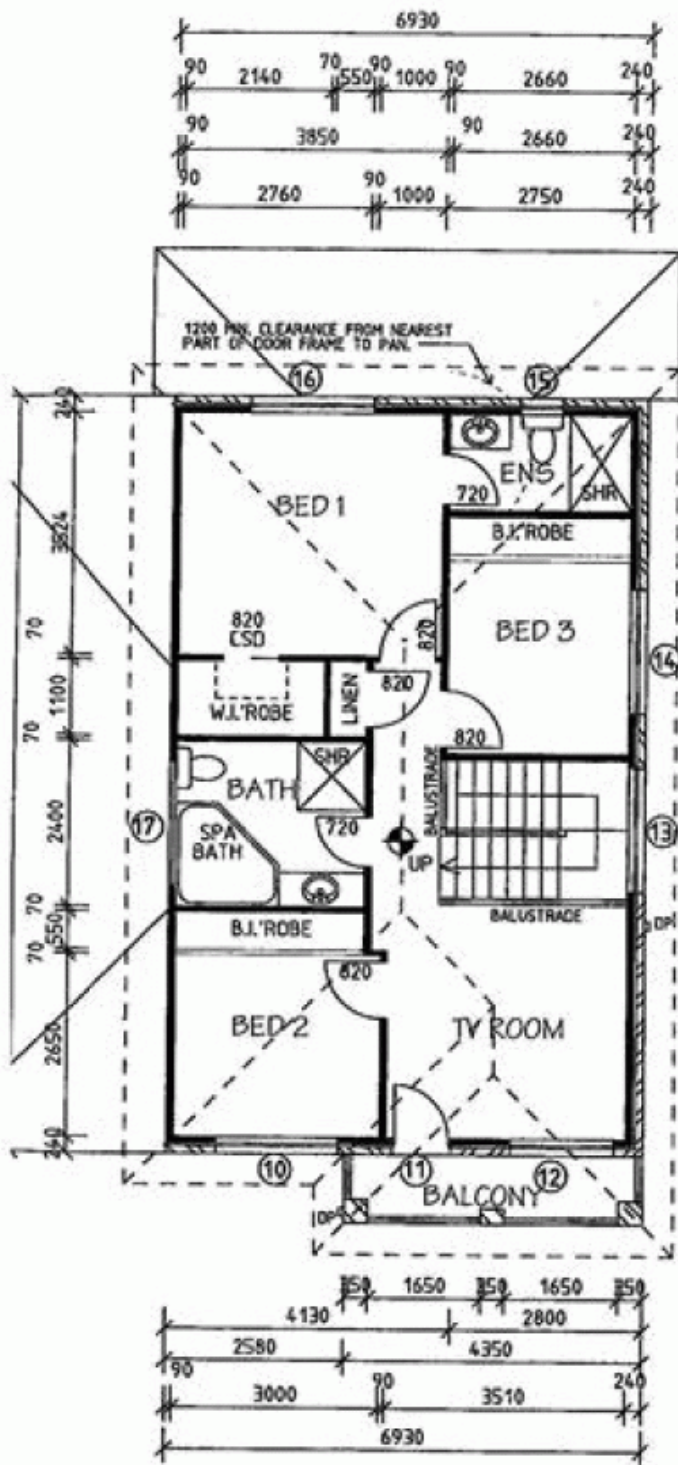
1. BUILDER MUST CHECK VED & DIMENSIONS BEFORE COMMENCEMENT OF WORK OR ORDERING ANY MATERIAL.
2. ALL TIMBER SIZES, SPAN, STRESS-GRADE, SEASONING WORK & BRACING MUST COMPLY WITH AS1684 PART 2 2006 & SU.
3. FIGURED DIMENSIONS SHOWN IN PREFERENCE TO SCALED.

GROUND FLOOR PLAN
- DWELLING "B"

AMENDED 05.05.09 ISSUE "D"
1. OPENINGS TO RUMPUS ROOMS IN BOTH DWELLINGS INCREASED TO 1500.
2. WINDOW 3 TO DWELLING "B" CHANGED TO SLIDING GLASS DOOR IN ORDER TO ACCESS LARGER PRIVATE OPEN SPACE AREA.

i "A"
ACE
.M

BUILDING AREA "B"	SITE AREA	FLOOR-SPACE-RATIO "B"	DWE
GRD. FLR. LIVING 84.57 SQ.M	BLOCK "A" 323.49 SQ.M	GRD. FLR. LIVING 84.57 SQ.M	PRIV
GARAGE 36.08 SQ.M	BLOCK "B" 321.98 SQ.M	1ST. FLR. LIVING 76.11 SQ.M	OPEN
PORCH 4.35 SQ.M	SITE TOTAL 645.47 SQ.M	TOTAL 160.68 SQ.M	93.5
1ST. FLR. 76.11 SQ.M	MAX. FSR "A" 161.74 SQ.M	MAX. F/SPACE "B" 160.99 SQ.M	
BALCONY 4.35 SQ.M	MAX. FSR "B" 160.99 SQ.M	ACTUAL FSR "B" 0.499:1	
PATIO 5.76 SQ.M			
TOTAL 211.22 SQ.M			
PROJECT: DETACHED DUAL-OCCUPANCY DWELLINGS	DRAWN: GRAHAME PERCY	DRAWING No. 0902.1	
LOCATION: LOT 7012 HAZELTON AVENUE	DATE: FEBRUARY 2009	SHEET 3	
KELLYVILLE RIDGE	SCALE: 1:100		



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Construction Certificate - Building
 No. 09-498

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Ron Moore
 General Manager

per:

IMPORTANT

1. BUILDER MUST CHECK/VERIFY ALL LEV & DIMENSIONS BEFORE COMMENCING ANY WORK OR ORDERING ANY MATERIALS.
2. ALL TIMBER SIZES, SPANS, SPACINGS, STRESS-GRADING, SEASONING, FRAMEWORK & BRACING MUST COMPLY WITH AS1584 PART 2 2006 & SUPPLEMENTS.
3. FIGURED DIMENSIONS SHOULD BE TAKE IN PREFERENCE TO SCALED

FIRST FLOOR PLAN DWELLING "B"

PROJECT: DETACHED DUAL-
 OCCUPANCY DWELLINGS
 LOCATION: LOT 7012 HAZELTON AVENUE
 KELLYVILLE RIDGE

ISSUE 'D' 05.05.09 OTHER SHEETS AMENDED		
DRAWN: GRAHAME PERCY	DRAWING No.	ISSUE
DATE: FEBRUARY 2009	0902.4	D
SCALE: 1:100	SHEET 4 OF 12	