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is our #1 priority

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Jordan Springs 28 Milpera Street

3 2 2

Located at a large corner block (422 sqm land) in a quiet street in the premium community Jordan Springs, adjacent to the Illoura Park, is this nicely presented spacious family home, features with a single lockup garage (SLUG) plus driveway for extra parking, large fenced backyard, spacious open living and dining, and only a short stroll to the local parks and shops.

- As new condition, north-facing filled with ample natural light
- Contemporarily designed with an elegant dark colour scheme
- Floorboards throughout living & dining, split A/C unit in the living
- Sleek designer gas kitchen with entertainer's eat-in stone benchtops
- Ample storage, stainless steel appliance, ducted canopy rangehood
- Kingsized master plus two double-sized bedrooms all w built-in robes
- Ensuite & walk-in robes to the master, bathtub to the main bathroom

View

As advertised or by appointment

Agent

Morton

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morton.com.au

DRAWING	DRAWN
3 AMENDED AS PER DEV/VARY	VP 2014.06.02
4 AMENDED AS PER DEV/VARY	VP 2014.08.04
5 AMENDED AS PER DEV/VARY	VP 2014.08.07
6 AMENDED AS PER PC/009	CLM 2014.12.17
7 CONSTRUCTION	VP 2015.05.01

CLIENT	LOT No:
MS T. GONG	2185
ADDRESS:	DP No:
1700 NEWBURY ISLAND	1165992
WILL PERA STREET	
JORDAN SPRINGS	
POSTCODE: 2747	COUNCIL: PENRITH
	SECTION No:

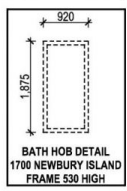
HOUSE DESIGN:	DESIGN CODE:
LYON	
PACKAGE:	PACKAGE CODE:
HILLS	
FLOOR PLAN	
SCALES:	SHEET No:
1:100	4/10

DO NOT SCALE DIMENSIONS. USE FILED DIMENSIONS ONLY. CHECK ANY WORK AT DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
601160

NOTE: REFER TO 'DATAPAGE (SHEET 2)' OF DRAWING SET FOR ALL RELEVANT BUILDING INFORMATION WITH REGARDS TO:
- BASIX/ABSA REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL HOUSE SPECIFICATIONS

SOUND INSULATING PLASTERBOARD TO MASTER SUITE, BEDS 2 AND 3

NOTE: ALL BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 2155 ABOVE FFL UNLESS NOTED OTHERWISE

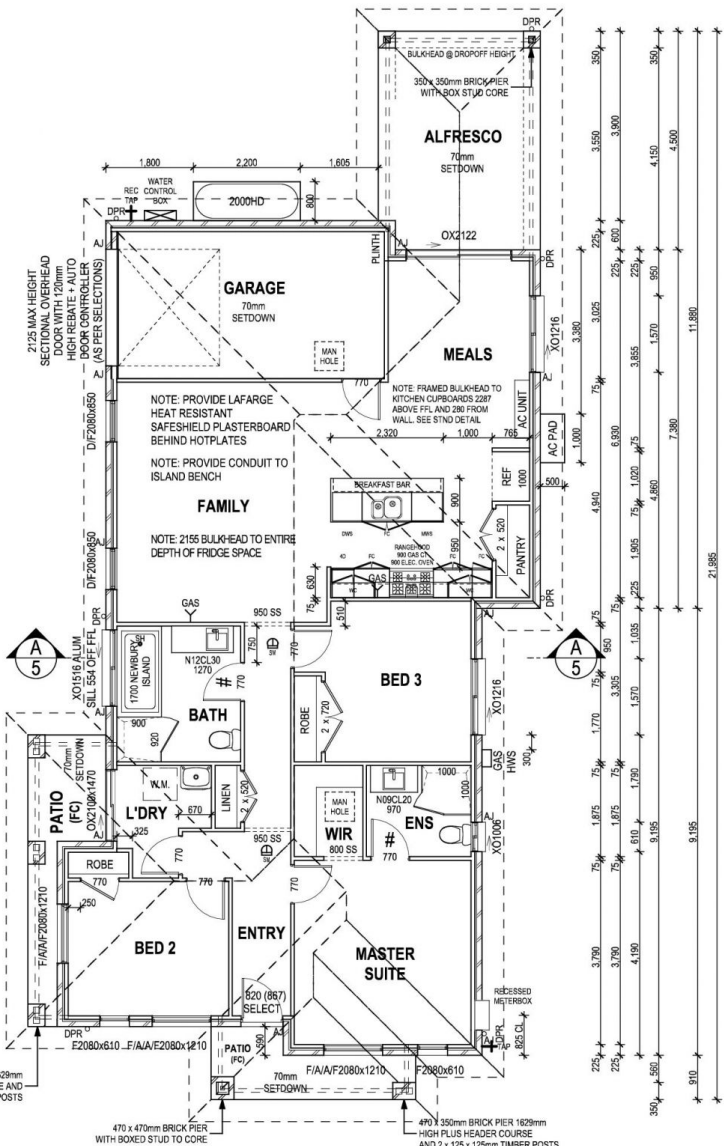
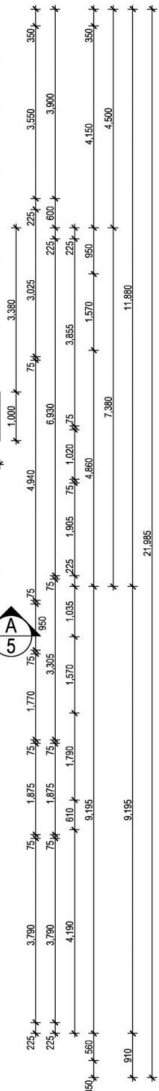
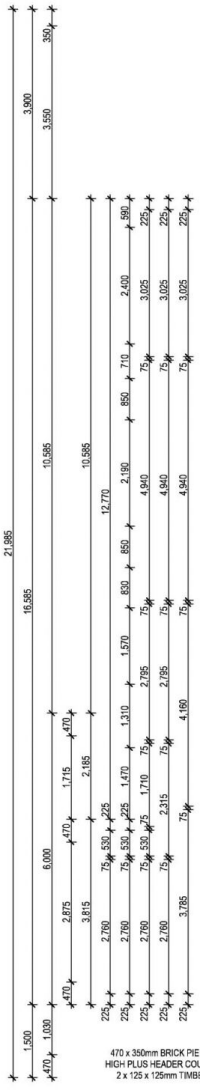
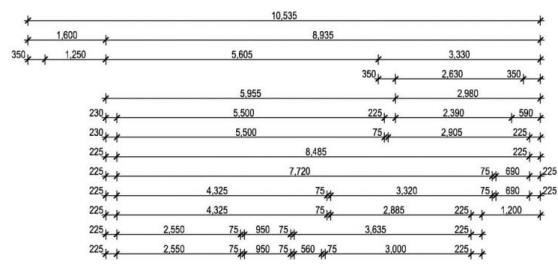


NOTE: ALL DIMENSIONS ARE FRAME DIMENSIONS

BAL 12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER PAGE) FOR DETAILS

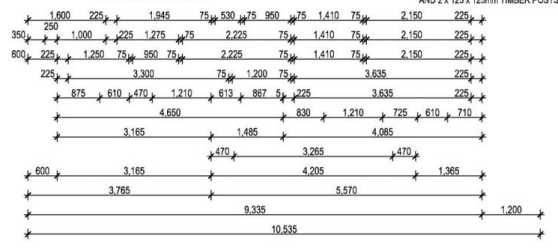
DPR DPR - CHARGED DOWNPIPE DIRECTED TO TANK

NOTE: PROVIDE AND INSTALL SINGLE PHASE REVERSE CYCLE SPLIT SYSTEM AIR CONDITIONER. EXACT LOCATION TO BE DETERMINED IN CONJUNCTION WITH CONTRACTORS RECOMMENDATIONS AND/OR ANY CONSTRUCTION CONSTRAINTS



FLOOR PLAN LEGEND

- HS/WS HOB SPOUT / WALL SPOUT
- AJ (BRICK) ARTICULATION JOINT
- 3D DENOTES DRAWER SIDE
- EXHAUST FAN
- L.B.W LOAD BEARING WALL
- THIS DOOR OPENS FIRST
- SMOKE DETECTOR
- # LIFT OFF HINGE
- + WATER POINT
- WP FRIDGE WATER POINT
- GAS GAS BAYONET
- APPROX. LOCATION OF RETURN AIR GRILLE (FINAL LOCATION SUBJECT TO TRUSS LAYOUT AND ANY OTHER CONSTRUCTION CONSTRAINTS)



CONSTRUCTION PLANS

DATE: 1/5/2015

DRAFTER: VP ESTIMATOR: MBZ

DRAFTING OFFICE: SYDNEY