



3 Canopy Crescent Wilton, NSW

 4  2  2

## Quality Life Style

This property is NOW priced to sale, Make and offer today - Act quickly.

Private Inspections available, call today!!!!

Welcome to Bingara Gorge, an exclusive estate where you can perfectly connect with the surrounds. With its beautiful tree-lined streets, spectacular backdrop of the mountain ranges, resort style facilities and a modern country feel, everything you need is at your doorstep.

This near new McDonald Jones designed home is situated on the high side of the street and is the absolute package with stylish living and nothing to do but move straight in.

With plenty of living area options that will cater for a large family you can't go wrong putting this warm inviting home on the inspection list.

Enjoy preparing a meal in a spacious ultra modern kitchen surrounded and enjoy open plan living/dining area flowing out onto your covered entertaining area that is perfect for the family gathering on the weekend. Relax and unwind while watching a movie in your very own cinema room.



**Gerard Smith**



McDonald Jones

YOUR HOME. YOUR DREAM

STREET CROWN

next gen

www.mcdonaldjones.com.au

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ORIGINATOR

1 PRELIMINARY PLANS (P1)

2 CONTRACT PLANS

3 CONTRACT ADDED & DROPPED GARAGE

4 AMENDED AS PER PCW001

5 AMENDED AS PER PCW001

DATE

17/01/2013

20/01/2013

20/01/2013

20/01/2013

20/01/2013

ADDRESS

CANOPY CRESCENT

WILTON

POSTCODE

2571

COUNCIL

WOLLONDILLY

LOT NO

108

GP

280028

SECTION

1-100

PROJECT NAME

BALAND TWO ISM

FRASER

BALANCE RESORT

SHEET NO

4/10

DATE

6/11/12

DATE

6/11/12

DATE

6/11/12

DATE

6/11/12

DATE

6/11/12

NOTE: REFER TO DATAPAGE (SHEET 2) OF DRAWING SET FOR ALL RELEVANT BUILDING INFORMATION WITH REGARDS TO:

- BALANCE REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL HOUSE SPECIFICATIONS

**SALINE REQUIREMENTS**

SEE SHEET 1 (COVER PAGE) FOR DETAILS

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

LAFARGE SOUND/SHIELD PLASTERBOARD TO MEDIA, MASTER SUITE & GARAGE

NOTE: PROVIDE AND INSTALL 3 PHASE REVERSE CYCLE AIR CONDITIONING SYSTEM INCLUDING 2 ZONES AND 8 OUTLETS. POSITIONING OF OUTLETS AND THE FINAL LOCATION OF YOUR RETURN AIR GRILLE WILL BE DETERMINED ON SITE BY THE AIR CONDITIONING CONTRACTOR AND MAY BE AFFECTED BY CONSTRUCTION CONSTRAINTS.

NOTE: FRAME MANUFACTURER TO PROVIDE CLEARANCE FOR PASSAGE OF FAN COIL UNIT FROM RETURN AIR OPENING TO FINAL FAN COIL LOCATION.

NOTE: CLIENT TO ENSURE AIR FLOW IN AND AROUND GATE FOR AIR CONDITIONER (NO SOLID GATE) WHEN AIR CONDITIONER IS INSTALLED WITHIN 8m OF GATE

300 x 350mm BRICK PIER WITH COVERED STUO TO CORSE

BEAM TO TRUSS MANUF. SPECS

LINE OF BUILDING OVER

150mm STEEL FRAME TO CONTINUE INTO 250 x 470mm BRICK PIER

2300 MAX HEIGHT SECTIONAL OVERHEAD DOOR WITH 150mm ISOLCH REBATE - PHOTO DOOR CONTROLLER (AS PER SELECTIONS)

240 x 45mm 3000mm HIGH STRUCTURAL TRUSS BEAMS WITH STRUCTURAL BEAMS ABOVE RANED BRICK PIER WITH ACRYLIC BAG & PAINT FINISH (REFER TO DETAIL)

2300 MAX HEIGHT SECTIONAL OVERHEAD DOOR WITH 150mm ISOLCH REBATE - PHOTO DOOR CONTROLLER (AS PER SELECTIONS)

240 x 45mm 3000mm HIGH STRUCTURAL TRUSS BEAMS WITH STRUCTURAL BEAMS ABOVE RANED BRICK PIER WITH ACRYLIC BAG & PAINT FINISH (REFER TO DETAIL)

**FLOOR PLAN LEGEND**

HS FWS HOB SPOUT / WALL SPOUT

AI (BRAIN) ARTICULATION JOINT

SD GROUND DRAINAGE END

EX EXHAUST FAN

LBN LOAD BEARING WALL

THIS DOOR OPENS FIRST

SHOKE DETECTOR

LIFT OFF HINGE

WATER POINT

FRIDGE WATER POINT

GAS BAYONET

APPROX. LOCATION OF RETURN AIR GRILLE

FINAL LOCATION SUBJECT TO TRUSS LAYOUT AND ANY OTHER CONSTRUCTION CONSTRAINTS

**BAL 12.5 BUSHFIRE REQUIREMENTS**

SEE SHEET 1 (COVER PAGE) FOR DETAILS

NOTE: ALL DIMENSIONS ARE FRAME DIMENSIONS

**BATH HOB DETAIL**

1100 NEWBURY ISLAND FRAME 550 HIGH

THIS PLAN ACCEPTED BY:

PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING

SIGNATURE:

first national

Gerard Smith