



45 Pozieres Avenue Matraville, NSW

3 2 1

DA Approved Duplex Site

Prime location, set on level land this generous parcel is ready for you to commence building and capitalize on this already thriving location.

Each Duplex Contains:

- 3 Bedrooms (main with Walk In Robe & Ensuite)
- 3 generous size smart bathrooms
- Upstairs has an additional 2nd Lounge/Rumpas Room
- Home Office or possible 4th Bedroom located on the ground floor
- Large lock up garage with additional car space
- Outdoor alfresco area with designated BBQ area
- Large, sun-drenched rear yard.

Contact us today to obtain a copy of the DA Approved Plans, Notice Of Determination and ot

Price: \$3060000

Council Rates: \$608.12 p/q

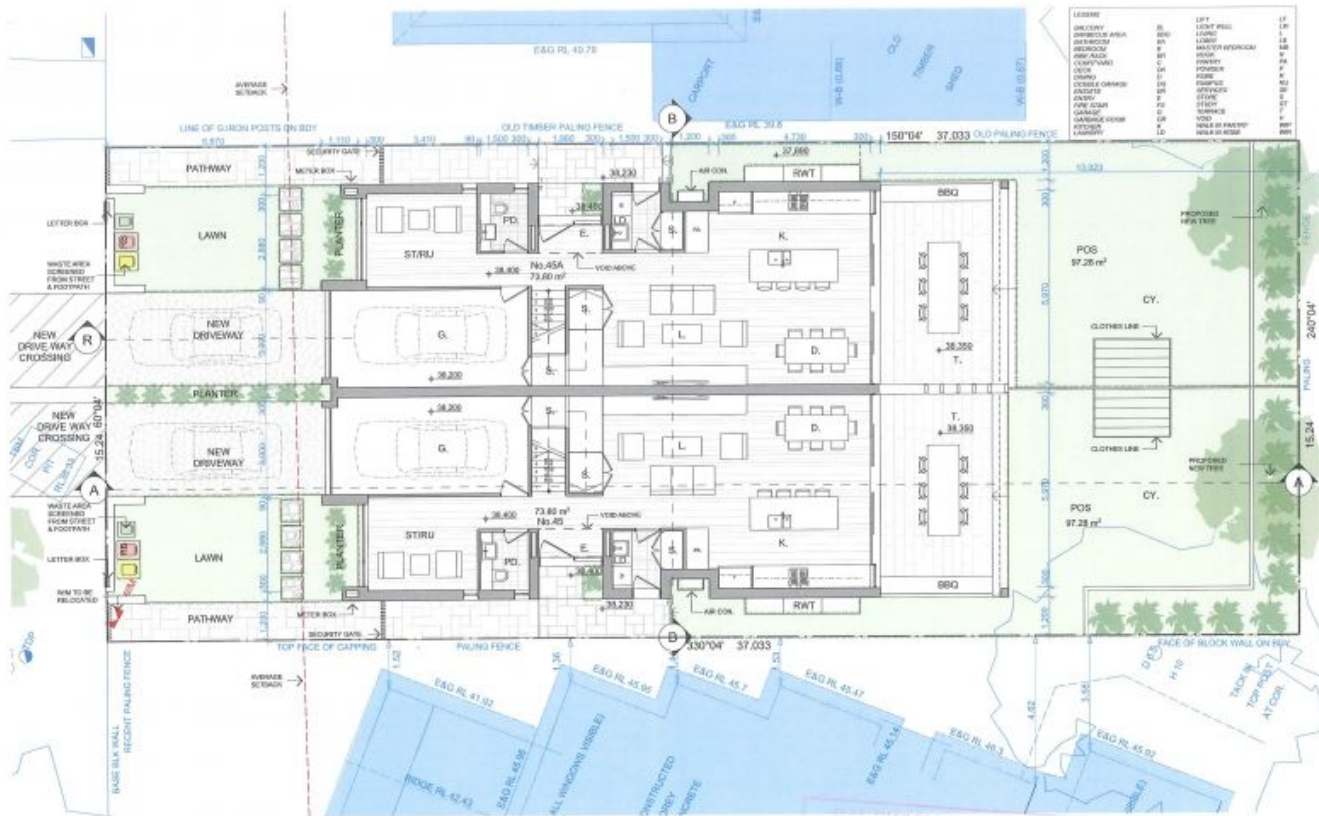
Water Rates: \$150.99 p/q

Anthony Romano

0416 027 475

Cassandra Romano

0410 564 659



LEGEND	SYMBOL	DESCRIPTION
1	1	EXIST'G WALL
2	2	NEW WALL
3	3	GLASS WALL
4	4	GLASS DOOR
5	5	GLASS PARTITION
6	6	GLASS WINDOW
7	7	GLASS SKYLIGHT
8	8	GLASS CURTAIN WALL
9	9	GLASS BALCONY
10	10	GLASS PORCH
11	11	GLASS TERRACE
12	12	GLASS VERANDA
13	13	GLASS STAIRCASE
14	14	GLASS LIFT
15	15	GLASS BALCONY
16	16	GLASS TERRACE
17	17	GLASS VERANDA
18	18	GLASS STAIRCASE
19	19	GLASS LIFT
20	20	GLASS BALCONY
21	21	GLASS TERRACE
22	22	GLASS VERANDA
23	23	GLASS STAIRCASE
24	24	GLASS LIFT
25	25	GLASS BALCONY
26	26	GLASS TERRACE
27	27	GLASS VERANDA
28	28	GLASS STAIRCASE
29	29	GLASS LIFT
30	30	GLASS BALCONY
31	31	GLASS TERRACE
32	32	GLASS VERANDA
33	33	GLASS STAIRCASE
34	34	GLASS LIFT
35	35	GLASS BALCONY
36	36	GLASS TERRACE
37	37	GLASS VERANDA
38	38	GLASS STAIRCASE
39	39	GLASS LIFT
40	40	GLASS BALCONY
41	41	GLASS TERRACE
42	42	GLASS VERANDA
43	43	GLASS STAIRCASE
44	44	GLASS LIFT
45	45	GLASS BALCONY
46	46	GLASS TERRACE
47	47	GLASS VERANDA
48	48	GLASS STAIRCASE
49	49	GLASS LIFT
50	50	GLASS BALCONY
51	51	GLASS TERRACE
52	52	GLASS VERANDA
53	53	GLASS STAIRCASE
54	54	GLASS LIFT
55	55	GLASS BALCONY
56	56	GLASS TERRACE
57	57	GLASS VERANDA
58	58	GLASS STAIRCASE
59	59	GLASS LIFT
60	60	GLASS BALCONY
61	61	GLASS TERRACE
62	62	GLASS VERANDA
63	63	GLASS STAIRCASE
64	64	GLASS LIFT
65	65	GLASS BALCONY
66	66	GLASS TERRACE
67	67	GLASS VERANDA
68	68	GLASS STAIRCASE
69	69	GLASS LIFT
70	70	GLASS BALCONY
71	71	GLASS TERRACE
72	72	GLASS VERANDA
73	73	GLASS STAIRCASE
74	74	GLASS LIFT
75	75	GLASS BALCONY
76	76	GLASS TERRACE
77	77	GLASS VERANDA
78	78	GLASS STAIRCASE
79	79	GLASS LIFT
80	80	GLASS BALCONY
81	81	GLASS TERRACE
82	82	GLASS VERANDA
83	83	GLASS STAIRCASE
84	84	GLASS LIFT
85	85	GLASS BALCONY
86	86	GLASS TERRACE
87	87	GLASS VERANDA
88	88	GLASS STAIRCASE
89	89	GLASS LIFT
90	90	GLASS BALCONY
91	91	GLASS TERRACE
92	92	GLASS VERANDA
93	93	GLASS STAIRCASE
94	94	GLASS LIFT
95	95	GLASS BALCONY
96	96	GLASS TERRACE
97	97	GLASS VERANDA
98	98	GLASS STAIRCASE
99	99	GLASS LIFT
100	100	GLASS BALCONY

GROUND FLOOR
Scale 1:100

ARKHAUS 011 837 0001 info@arkhaus.co.za 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Drawings Date 19/08/17 Year K Description DEVELOPMENT APPLICATION

TOWN & COUNTRY
APPROVED
Refer to determination for details

Client MR BOURNAZOS
Drawing GROUND FLOOR PLAN
Project Description NEW DUAL OCCUPANCY
Project Address 45 POZZANES AVE
MATHAVILLE