



158 Waterloo Road Oak Park VIC

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An opportunity to secure a prime parcel of land to be sold with Town Planning Plans and Permits for 7 townhouses. The property offers an existing solid brick home on a large parcel of land measuring approximately 847m². Located within close proximity to retail amenity and close to Oak Park and Pascoe Vale train stations (Craigieburn Line to CBD).

A clever array of design features that will set this project apart from other offerings available on the market. Each townhouse offers a luxury specification across two sunlit living floors with two bedrooms, central bathrooms and ground floor secure garages with storage. The front two storey dwelling offers the benefit of a front garden and street frontage.

Either knock down and build to plans, renovate the home and subdivide or adjust the plans to your liking (STCA). The opportunities are endless with this prime block of land.

Price : \$ 1,120,000
Land Size : 847 sqm
View : <https://www.alexkarbon.com.au/sale/vic/north/oak-park/residential/land/6209291>



Charles Bongiovanni
03 9326 8883

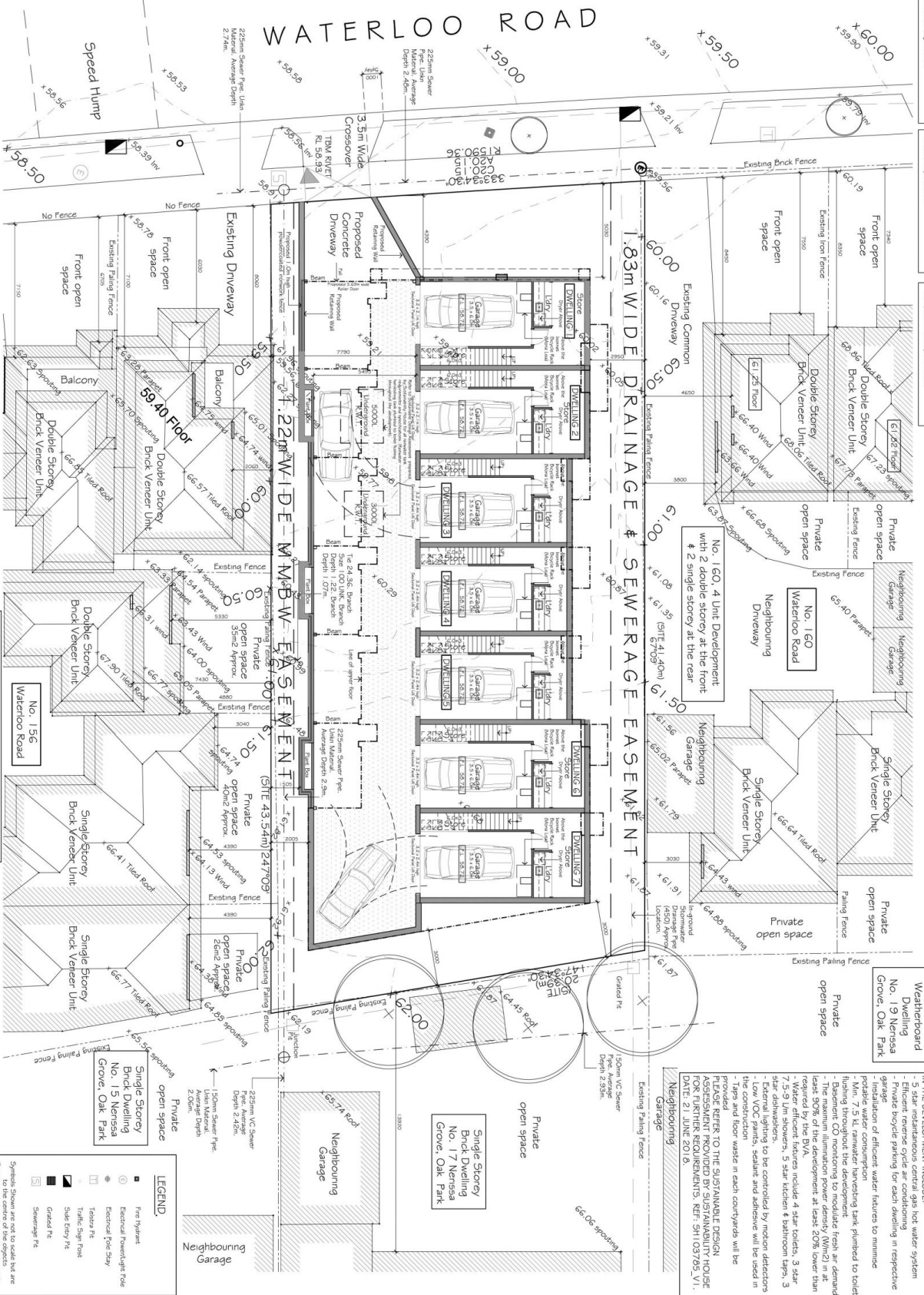


Alex Puglia
03 9326 8883

All air - conditioning units to be from public and neighbour view.

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PROPOSED BASEMENT AND SITE PLAN











KEY SUSTAINABLE DESIGN STRATEGIES CONSIDERED IN THE DEVELOPMENT INCLUDE:


- 5-star instantaneous central gas hot water system
- Efficient reverse cycle air conditioning
- Energy efficient lighting
- Energy efficient biocycle painting for each dwelling in respective garage
- Installation of efficient water fixtures to minimise potable water consumption
- Installation of 200L rainwater harvesting tank plumbed to toilet flush
- Blower door testing to ensure airtightness
- Balancing CO₂ monitoring to modulate fresh air demand
- The maximum illumination power density (W/m²) in at least 90% of the development at base 20% lower than current requirements
- Water efficient fixtures include 4 star toilets, 3 star 7.5 L shower showers, 5 star kitchen & bathroom taps, 3 star dishwashers
- Low VOC paint, sealant and adhesive will be used in the construction
- Plaster and floor waste in each conveyance will be transported to landfill

PAGE REFERS TO THE SUSTAINABLE DESIGN ASSESSMENT PROVIDED BY SUSTAINABLE HOUSE FOR FURTHER REQUIREMENTS. REF: SH-0130785-VJ.

LEGEND

	Fire Hydrant
	Electrical Powerlight Pole
	Electrical Pole Stay
	Tolson Pole
	Traffic Sign Post
	State Entry Pole
	Gravel Pit
	Swampy Pit

Symbols Shown are not to scale that are to the centre of the objects
Tree symbols have been shown to scale

	PROJECT:	Proposed Multi Unit Development
	CLIENT:	Del Cotto
ADDRESS:	156 Waterloo Road, Oak Park	
JOB Nº 17-010 SHEET: 2 of 10 DATE: 21/09/18 DRAWN BY: T1100 CHECKED BY: T1100 DATE: 21/09/18	S u m m e r h i l l DRAFTING SERVICE PVT LTD Tel: 0350 3866 321 Bell Street Princeton West, South	