



158 Waterloo Road Oak Park VIC

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/commercial/development/6209293>



Charles Bongiovanni
03 9326 8883

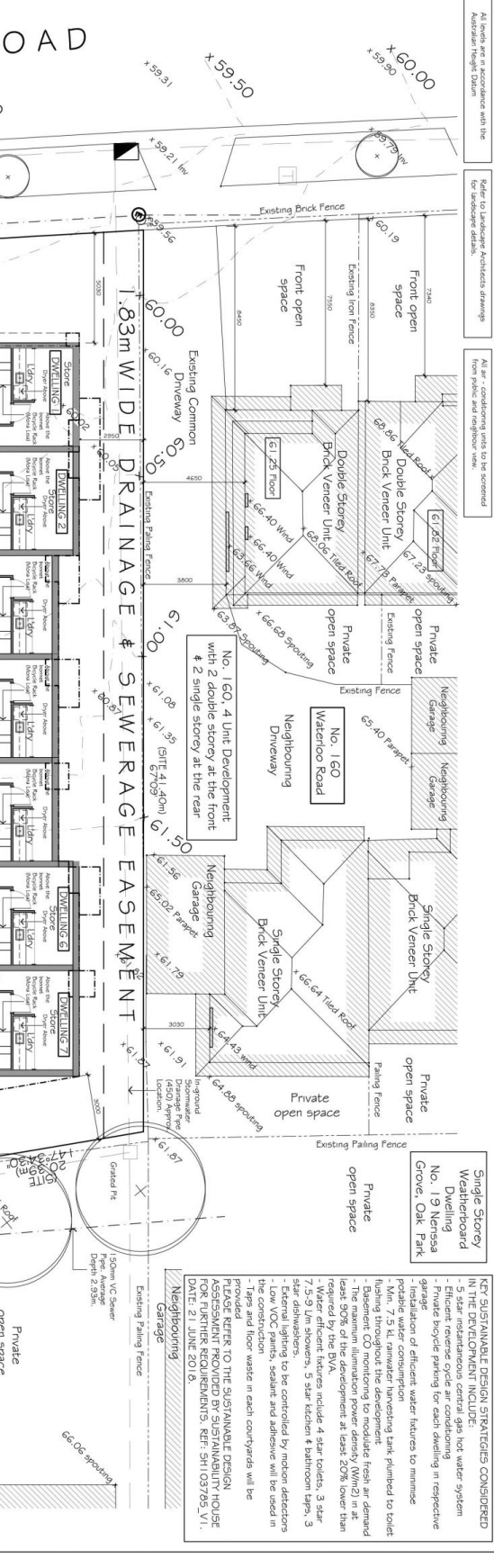


Alex Puglia
03 9326 8883

Block 6 (Eastern Block) Part 4 of 4 of the
Development from March 21 to September 23
2024 (Waterloo, Ontario, Canada)

All levels are in accordance with the
Official Height Standard
Refer to landscape architects drawings
for landscape details.
All air conditioning units to be screened
with panels of height 3000 mm.

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|-------------------------|---|--------|--------|
| Dwelling 1 AREAS | % | 45.62 | 4.91 |
| Ground Floor | | 54.26 | 5.64 |
| First Floor | | 46.10 | 5.93 |
| Front | | 2.65 | 0.28 |
| Car Space Required | | 162.45 | 17.48 |
| Car Space Provided | | | |
| Dwelling 2 AREAS | % | 44.81 | 4.82 |
| Ground Floor | | 57.17 | 6.15 |
| First Floor | | 41.45 | 4.38 |
| Front | | 2.65 | 0.28 |
| Car Space Required | | 139.45 | 17.16 |
| Car Space Provided | | | |
| Dwelling 3 AREAS | % | 40.09 | 4.31 |
| Ground Floor | | 34.36 | 3.72 |
| First Floor | | 10.12 | 1.09 |
| Front | | 1.29 | 0.14 |
| Car Space Required | | 140.39 | 15.11 |
| Car Space Provided | | | |
| Dwelling 4 AREAS | % | 40.09 | 4.31 |
| Ground Floor | | 59.63 | 6.29 |
| First Floor | | 34.43 | 3.63 |
| Front | | 2.95 | 0.31 |
| Car Space Required | | 140.31 | 15.10 |
| Car Space Provided | | | |
| Dwelling 5 AREAS | % | 40.09 | 4.31 |
| Ground Floor | | 34.36 | 3.68 |
| First Floor | | 10.39 | 1.11 |
| Front | | 1.29 | 0.14 |
| Car Space Required | | 139.33 | 14.92 |
| Car Space Provided | | | |
| Dwelling 6 AREAS | % | 44.74 | 4.61 |
| Ground Floor | | 34.36 | 3.72 |
| First Floor | | 11.00 | 1.16 |
| Front | | 2.65 | 0.28 |
| Car Space Required | | 150.24 | 16.20 |
| Car Space Provided | | | |
| Dwelling 7 AREAS | % | 46.09 | 4.95 |
| Ground Floor | | 54.59 | 5.78 |
| First Floor | | 1.42 | 0.15 |
| Front | | 142.10 | 15.29 |
| Car Space Required | | 72.58 | |
| Car Space Provided | | | |
| SITE AREAS | % | 653.95 | |
| Total Site Area | | 462.79 | 54.19% |
| Site Coverage | | 260.52 | 31.02% |
| Permissible Duration | | | |



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As a minimum light must be installed and maintained in the parking and so that the light level does not exceed 2 lux at the edge of the car park and 0.5 lux at the end of the driveway and so that light is directed away from the responsible authority.

Refer to the construction of the driveway and parking area which must be accurate and remote controlled.

Where the finished floor level is greater than 400mm above natural ground level, a barrier must be provided to a minimum height of 1.7m above finished floor level.

The provision of pedestrian visibility signs measuring 200mm (width across the roadway) with the subject site, any structures or vehicles shown on the plan, must be shown on the plan.

Unless with their prior written consent of the responsible authority, any parking of a vehicle on the site, including any loading or unloading of goods, is prohibited.

100mm above natural ground level, a barrier must be provided to a minimum height of 1.7m above finished floor level.

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S u m m e r t h i l l
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