



450 Old Bynoe Road Livingstone NT

3 2 9

Over the last 10 years the current owner has developed this 20 acre bush property for a quality lifestyle in mind. It is now time for a new owner to enjoy all the hard work that has been done.

This well sited home is nestled within a 1.5 (approx.) acre fully fenced landscaped garden. Ideal for children and pet owners alike.

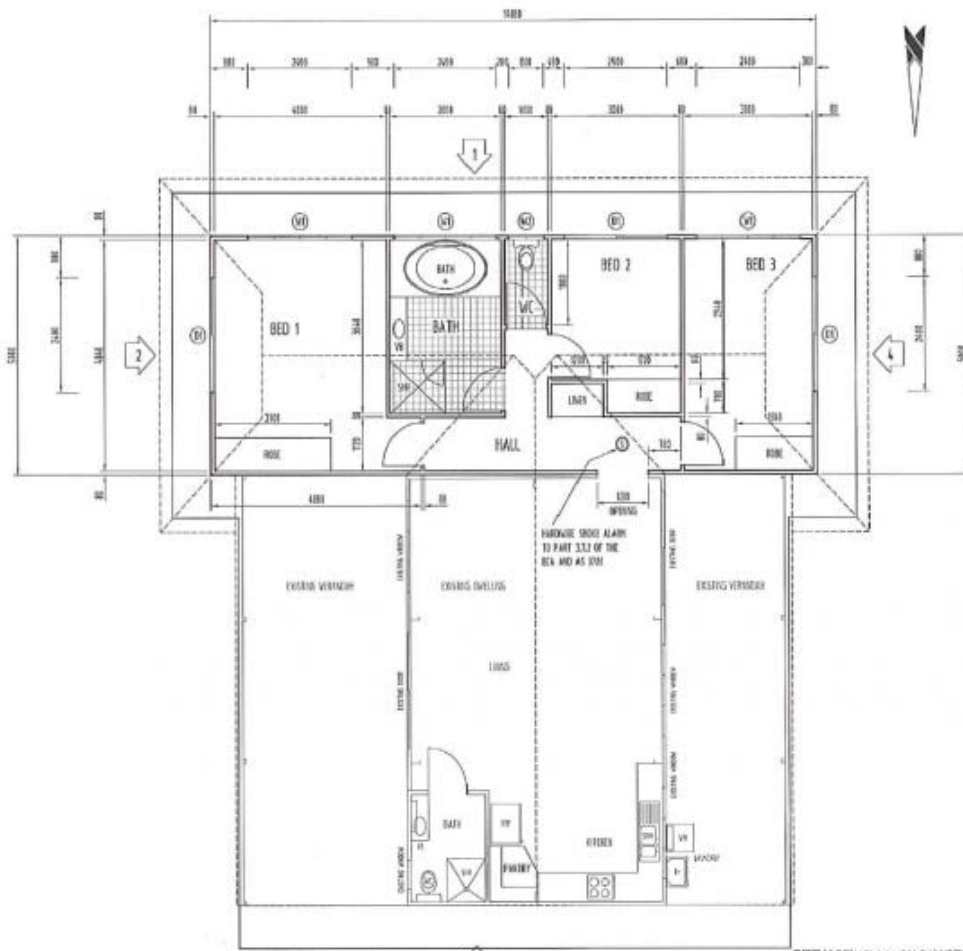
It is priced ready to go with many outstanding features with a few listed below:

- ? Generous bedrooms all with built-in robes and security sliding door access to the gardens.
- ? Large main bathroom with rain shower and sumptuous bath.
- ? Soaring cathedral ceiling in the open plan Kitchen /

Price : \$ 675,000
Land Size : 82300 sqm
View : <https://www.acaciarealty.com.au/sale/nt/darwin-area/livingstone/residential/house/5719851>

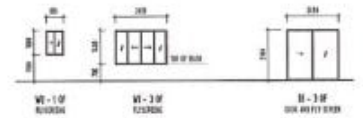


Monica Baumgartner
0409 768 420



FLOOR PLAN

Scale: 1:50 0 5 10 15 20 Meters



WINDOW SCHEDULE

DOOR SCHEDULE

ALL WINDOWS TO BE FINISHED TO FACE FINISH.

GENERAL:

G1. IN ALL SECTIONS AN EQUIVALENT OF COMPLIANCE WITH BUILDING ACT 1993 SHALL BE PROVIDED EXCEPT WHERE SHOWN OTHERWISE. ALL WINDOWS, EXTERNAL GLAZED DOORS AND THEIR ASSOCIATED FRAMES AND FIXINGS.

G2. THE DOOR TO A FULLY ENCLOSED SANITARY COMPARTMENT MUST EITHER OPEN OUTWARDS OR BE REMOVABLE FROM THE OUTSIDE, UNLESS THERE IS AT LEAST 100mm CLEAR SPACE BETWEEN THE PROTRUSION AND THE NEAREST PART OF THE ROOM.

GLAZING:

G3. GLAZED WINDOWS AND DOORS INCLUDING FRAMES, GLAZING AND FIXINGS TO COMPLY WITH AS 1288 AND AS 2042 AND TO BE CERTIFIED BY THE MANUFACTURER FOR CYCLOTIC DESIGN.

G4. SLIDING GLASS DOORS TO HAVE SAFETY NETTING.

G5. WINDOWS LESS THAN 500mm FROM THE FLOOR LEVEL OR LESS THAN 500mm FROM AN OPENING REQUIRE SAFETY GLASS IN ACCORDANCE WITH AS 1288.

G6. HIGHLY IMPACT CERTIFICATE OF COMPLIANCE FOR GLAZING OF WINDOWS, DOORS AND SHOWER SCREENS.

G7. GLAZED WINDOWS & DOORS, INCLUDING FRAMES, GLAZING AND FIXINGS TO COMPLY WITH AS 1288, 2042 & 2049 AND BE CERTIFIED BY MANUFACTURER FOR CYCLOTIC DESIGN C.

- A MINIMUM WIND LOAD RESISTANCE TEST PRESSURE 300 Pa

- A MINIMUM DESIGN WIND PRESSURE FOR GLAZING 10 Pa

(LOCATION IN BUILDING | DISTANCE FROM EXTERIOR CORNER TO CENTRE OF GLASS PANEL)

0 - 140m	140m - 330m	> 330m
4.0	3.0	2.0

NOTE: ALL WINDOWS TO BE FINISHED TO FACE FINISH. SHOWER SCREENS (WHERE APPLICABLE) SHALL BE SINGLE SAFETY GLASS IN ACCORDANCE WITH ABOVE. VERIFICATION REQUIRED ON COMPLETION. PROVIDE WATERPROOFING SUBSTRATES TO TILES IN SHOWERS, AT TERRACES, AND OTHER AREAS AS SPECIFIED IN BCA VOL. 2 OF 3.8.1. ALL WEI AREAS TO BE COMPLETED IN ACCORDANCE WITH BCWA VOL. 1 OF 3.8.1.

STRUCTURAL ENGINEERING
CONCURRED BY
[Signature]
SINCLAIR KNIGHT MERZ
A.C.N. 001 004 095

