



Acacia Realty



Lot 2359 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:

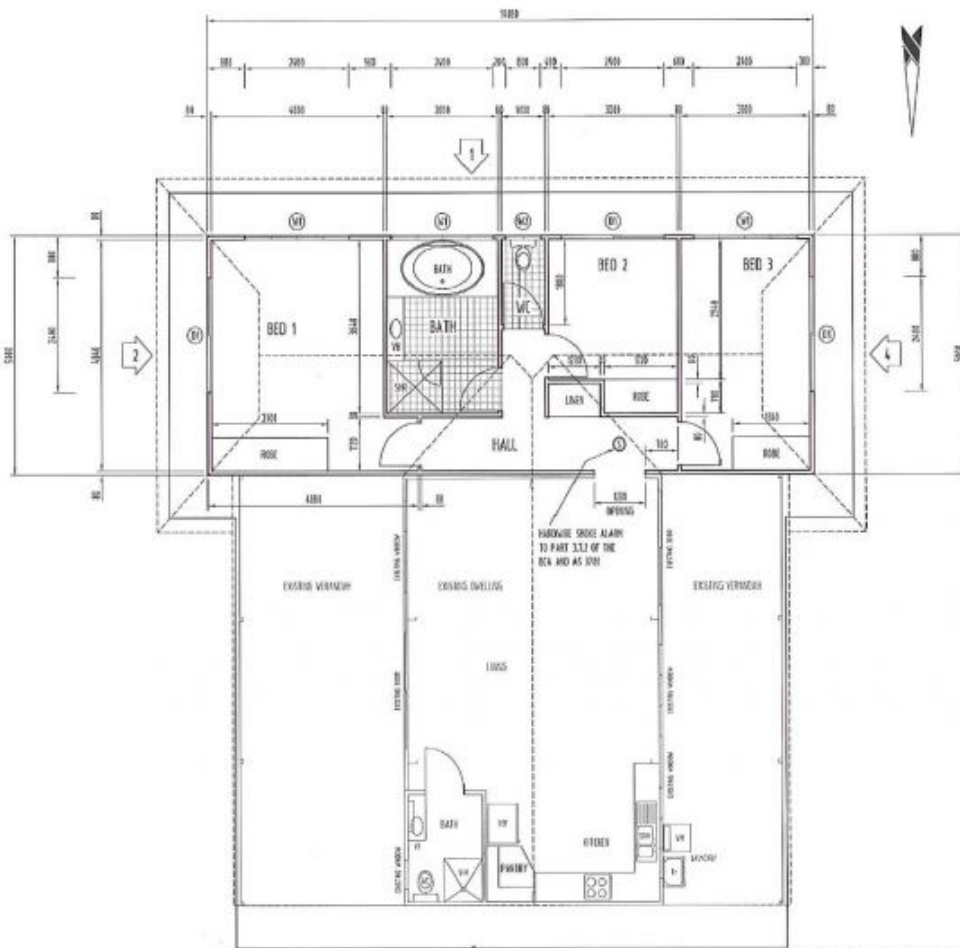
- ? Generous bedrooms all with built-in robes and security sliding door access to the gardens.
- ? Large main bathroom with rain shower and sumptuous bath.
- ? Soaring cathedral ceiling in the open plan Kitchen /

Land Size : 82300 sqm

View : <https://www.acaciarealty.com.au/sale/nt/darwin-area/livingstone/residential/rural/5719855>

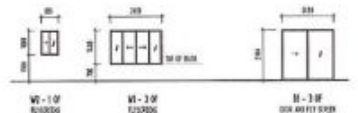


Monica Baumgartner
0409 768 420



FLOOR PLAN

Scale 0 5 10 15 20 Meters



WINDOW SCHEDULE

DOOR SCHEDULE

ALL WINDOWS TO BE FINISHED TO FACE FINISH

GENERAL:

- G1. IN SECTION AN EVIDENCE OF COMPLIANCE BY BUILDING ACT 1993 SIGNED BY A REGISTERED STRUCTURAL ENGINEER SHALL BE PROVIDED COVERING ALL WINDOWS, EXTERNAL GLAZED DOORS AND THEIR ASSOCIATED FRAMES AND FINISHES.
- G2. THE DOOR TO A FULLY ENCLOSED SANITARY COMPARTMENT MUST EITHER OPEN OUTWARDS SLICE OR BE REMOVABLE FROM THE OUTSIDE, UNLESS THERE IS AT LEAST 600mm CLEAR SPACE BETWEEN THE PROTRUSION AND THE NEAREST PART OF THE ROOM.

GLAZING:

- G3. GLAZED WINDOWS AND DOORS INCLUDING FRAMES, GLAZING AND FINISHES TO COMPLY WITH AS 1288 AND AS 2142 AND TO BE CERTIFIED BY THE MANUFACTURER FOR CYCLOSTIC DESIGN.
- G4. SLIDING GLASS DOORS TO HAVE SAFETY NOTHS.
- 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. IMPACT RESISTANCE CERTIFICATE OF COMPLIANCE FOR GLAZING OF WINDOWS, DOORS AND SHOWER SCREENS.
- G7. GLAZED WINDOWS & DOORS, INCLUDING FRAMES, GLAZING AND FINISHES TO COMPLY WITH AS 1288, 2142 & 2148 AND BE CERTIFIED BY MANUFACTURER FOR CYCLOSTIC DESIGN C
 - + MINOR PNEUMATIC RESISTANCE TEST PRESSURE 300 Pa
 - + ULTIMATE DESIGN WIND PRESSURE FOR GLAZING R7PA

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

0 - 140m	140m - 330m	+ 330m
4.0	3.0	3.0

NET AREA NOTES:
 SHOWER SCREENS (WHERE APPLICABLE) SHALL BE ONEWAY SAFETY GLASS, IN ACCORDANCE WITH AS 1288. VERIFICATION REQUIRED ON COMPLETION. PROVIDE WATERPROOFING SUBSTRATES TO TILES IN SHOWERS, AT RELOCATIONS, AND OTHER AREAS AS SPECIFIED IN BCA VOL. 2 OF 3.8.1.
 ALL NET AREAS TO BE COMPLETED IN ACCORDANCE WITH BCMA VOL. 1 OF 3.8.1.

STRUCTURAL ENGINEERING
 CONCURRED BY

 SINCLAIR KNIGHT MERZ
 A.C.N. 001 024 095

