



EASTWOOD ANDREWS



18 Athlon Avenue Leopold VIC

3 2 2

This 1 year old three bedroom townhouse is situated in a lovely quiet street in the heart of Leopold. With the Leopold Friendly Grocer and Fish and Chip shop at the end of the street on Ash Road, and just a few minutes away from Gateway Plaza Leopold, and Leopold Primary School. This is an ideal spot for a young family, first home buyer or savvy investor

Price : \$580,000 to \$620,000
Land Size : 309 sqm
View : <https://www.eastwoodandrews.com.au/sale/vic/geelong-district/leopold/residential/house/7065852>

Situated on a low maintenance allotment of 309m2, this property comprises of an open plan kitchen/dining/family, 3 large bedrooms - one with ensuite and walk in robe, remaining two both have built in robes. The family bathroom provides separate bath and shower and separate toilet.

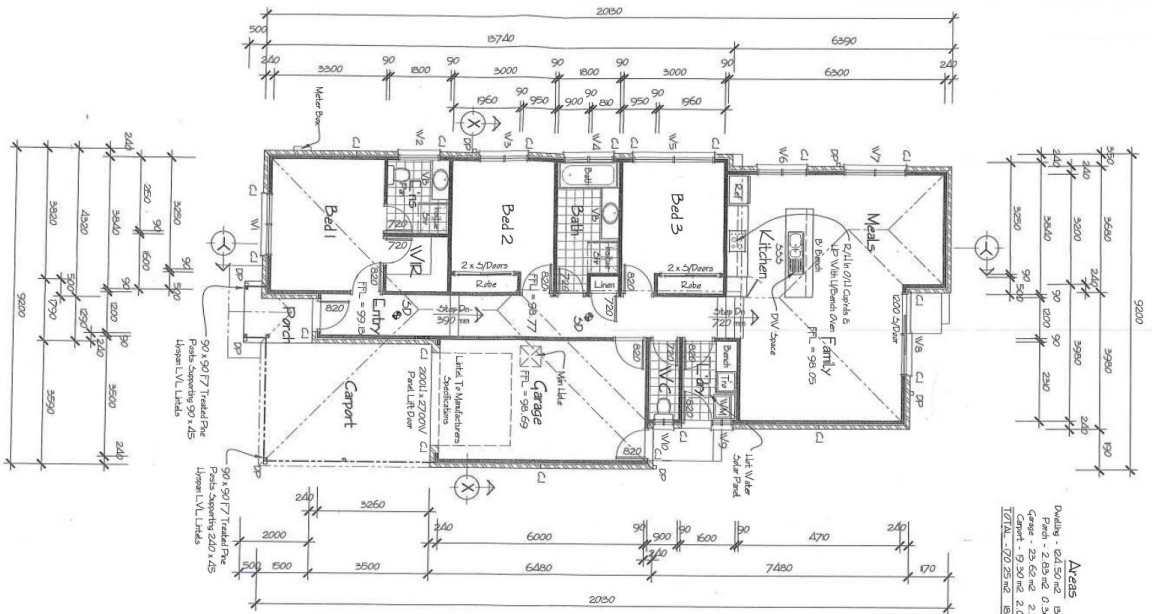
Stunning polished floorboards throughout, split system heating/cooling. The double length garage is remote controlled and has a kitchenette, and solar panels for the



Matt Eastwood
5201 0575



Nicole Andrews
03 5201 0575



AREAS

Dwelling - 121.50 sqm
 Porch - 2.83 sqm
 Carport - 91.30 sqm
 121.50 + 2.83 + 91.30 = 215.63 sqm

2600
 7400
 10000

Customer Details Requirements

Provide thermal insulation. Filings
 R 2.000 bulk insulation to roof
 R 2.000 bulk insulation to floor
 R 2.000 bulk insulation to ceiling
 Provide thermal insulation for all external walls including the walls separating the garage and dwelling
 All external doors to be weather-stripped and draught proof
 Provide thermal insulation on windows and glass doors
 Provide thermal insulation on glass doors
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 Provide thermal insulation on glass doors



Window Schedule (Room, Aiming)

| No | Height | Width | Remarks | Ignore L.V.L. |
|-----|--------|-------|-------------------------------|---------------|
| W1 | 1600 | 1800 | Shower | 190 x 45 |
| W2 | 1900 | 1800 | Shower | 190 x 45 |
| W3 | 1500 | 1450 | Shower (Safety Glass) | 190 x 45 |
| W4 | 1200 | 1450 | Shower (Safety Glass) | 190 x 45 |
| W5 | 1600 | 2400 | | 240 x 45 |
| W6 | 1000 | 1450 | | 190 x 45 |
| W7 | 1500 | 1800 | | 190 x 45 |
| W8 | 1200 | 2400 | Over Fall Window Construction | 190 x 45 |
| W9 | 1900 | 1600 | Over Fall Window Construction | 190 x 45 |
| W10 | 1600 | 1600 | Shower | 190 x 45 |

Proposed Dwelling
 For Jim Kosmanowski
 At No 18 Athlon Ave
 Leppold

Plan: 25/02/2021 Scale: 1:100 Sheet No: 2 Size: A3 Designer: Tim Adams

Corinthium Design Studio

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