



13 First Avenue West Moonah TAS

3  1  1 

13 First Avenue, West Moonah is perched at the perfect spot providing incredible views across the suburb and Derwent River.

The 3-bedroom family home is beautifully set up upstairs and underneath had been approved to complete additional living, bathroom & workshop.

This means you have a home to live in and an entire floor ready and waiting to create additional value without having to live in the mess day to day.

- * 3-bedroom home with incredible views across the river and suburb
- * Open kitchen and dining area with access to the external back deck
- * Beautifully appointed separate bathroom

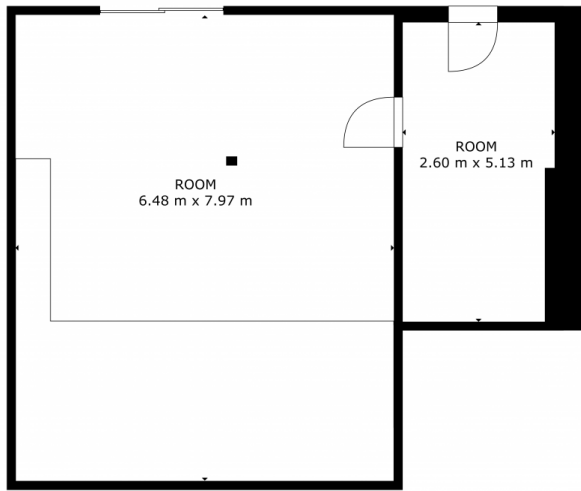
Price : \$ 700,000
Building Size : 96 sqm
Land Size : 705 sqm
View : <https://www.4one4.com.au/property/13-first-avenue-west-moonah-tas/6773307>



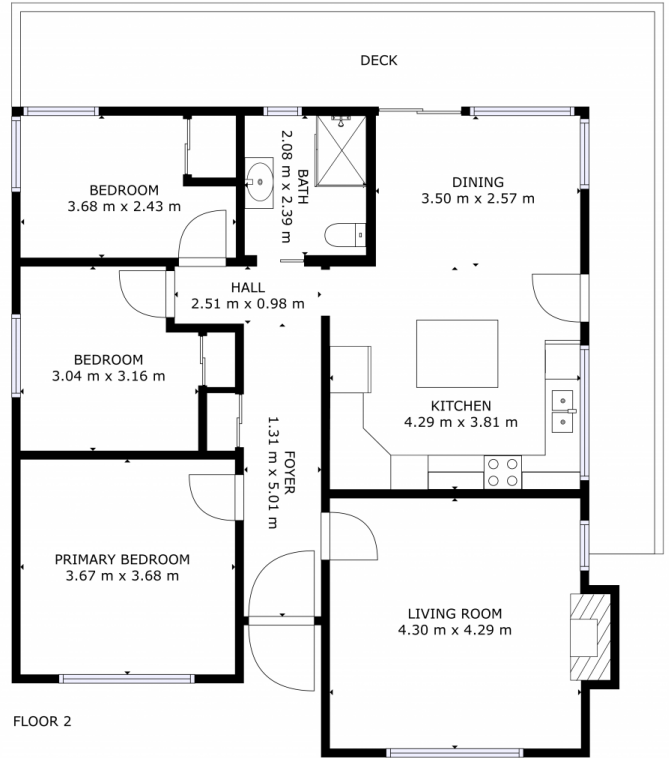
Aaron Murray
0418969859



John McGregor
0419 892 104



FLOOR 1



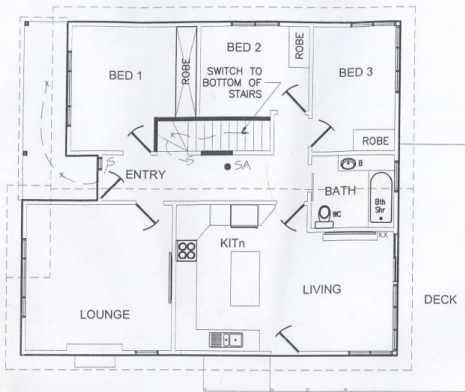
FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 66 m², FLOOR 2: 96 m²
 TOTAL: 162 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

4ONE4.
 PROPERTY CO.

Proposed Addition



UPPER FLOOR
 ELECTRICAL LAYOUT
 1:100

ALL SMOKE DETECTORS TO BE
 HARDWIRED IN SERIES

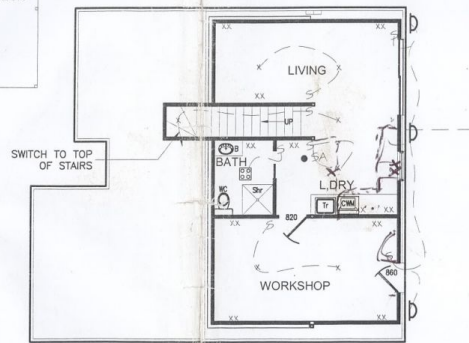
LIGHTING LEGEND

- x BATTEN HOLDER
- DOWNLIGHT
- GIMBLED DOWNLIGHT
- 36 WATT FLURO
- ◇ IXL TASTIC
- △ BUNKER LIGHT
- ▽ FLOODLIGHT
- SENSOR
- FAN
- SWITCH
- SWITCH WITH DIMMER
- WALL LIGHT

ELECTRICAL LEGEND

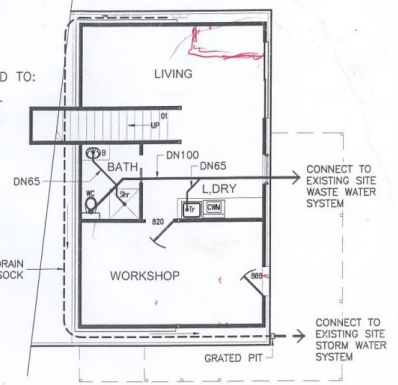
- xx DOUBLE GPO
- SA SMOKE ALARM HARDWIRED in series
- T TELECOM OUTLET
- TV TELEVISION AERIAL SOCKET
- U OUTSIDE POWER POINT
- A ALARM PAD
- MP METER BOX
- SB SUB BOX

ELECTRICAL & PLUMBING PLANS
 1:100



LOWER FLOOR
 ELECTRICAL LAYOUT
 1:100

NOTE: ALL WET AREAS WATERPROOFED TO:
 • NCC 3.8.1: WET AREAS
 • AS3740: WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS



LOWER FLOOR
 PLUMBING PLAN
 1:100

LEGEND

- DN100 WASTE WATER LINE
- DN65 WASTE WATER LINE
- DN90 STORM WATER LINE
- - - #90 SLOTTED AG DRAIN IN GEOFABRIC SOCK



SCALE: 1:100	PAGE 10 OF 11 PAGES	PROPOSED ADDITION
DESIGNED: DALLAS WILSON	DRAWN: DALLAS WILSON	13 FIRST AVE
DATE: 11/11/14	DWG No: Sher-L-01	WEST MOONAH
		For F.Castro & L.Sherrin