

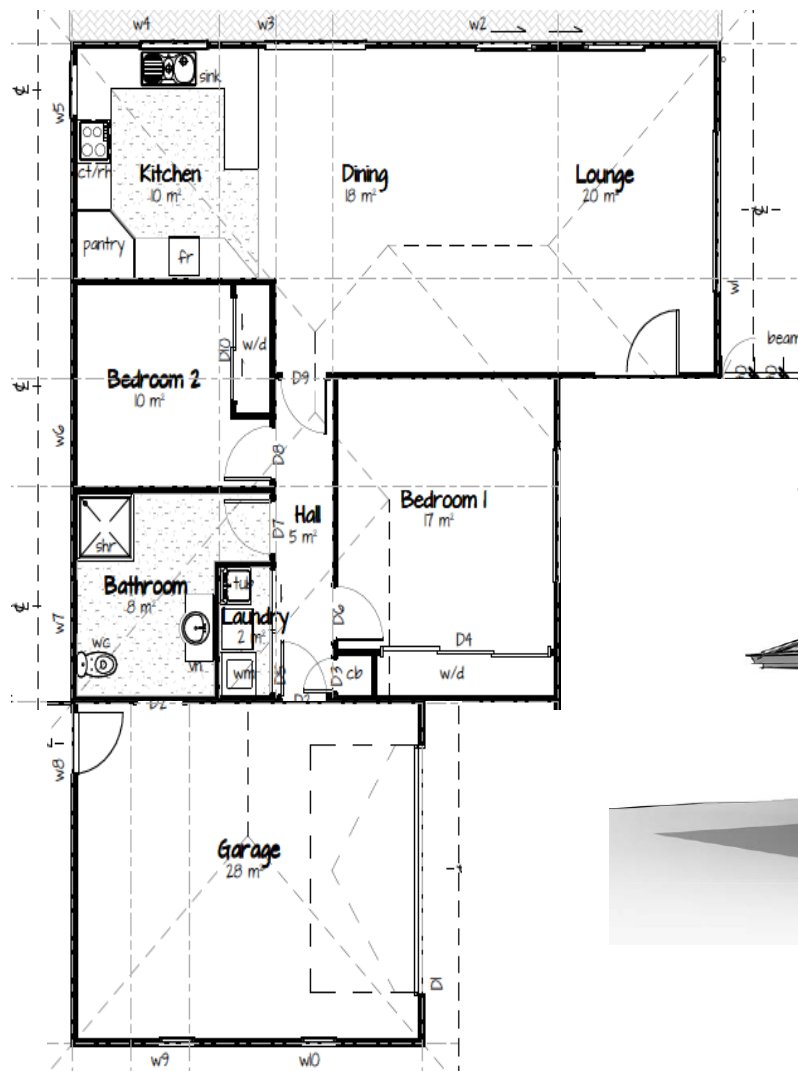
HOUSE & LAND PACKAGE FOR SALE, FRONT PROPERTY



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Phone Sarah 027 431 8087 www.SandSbuilders.co.nz

HOUSE & LAND PACKAGE FOR SALE, REAR SECTION - COMPLETE WITH ADDITIONAL GARAGEING



- 2 Bedrooms
- Open plan living and dining area
- Central laundry located in hallway
- Spacious garage with internal access, as well as a stand alone double car garage with workshop area
- Brick home—perfect for low maintenance living.



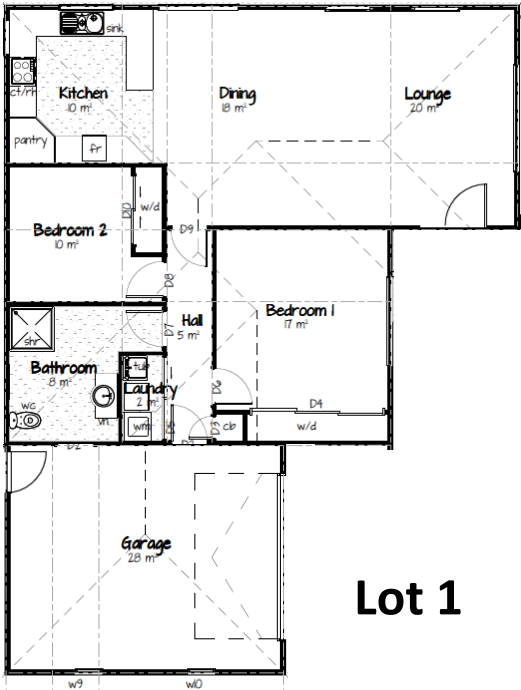
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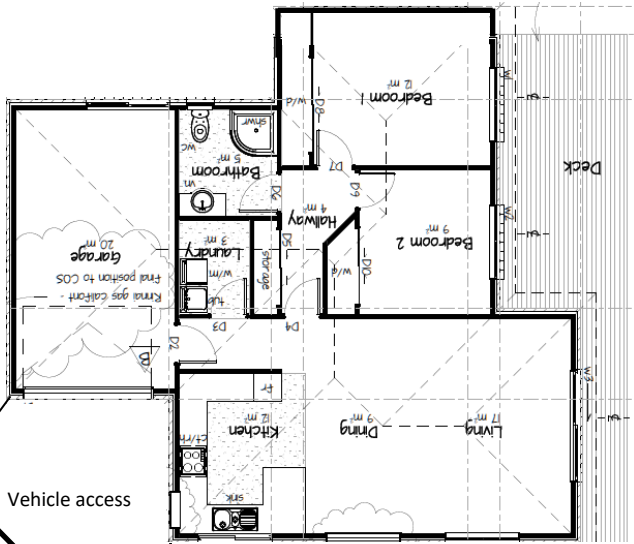
1 Caldervan Street
Balclutha

EXISTING GARAGE
AND WORKSHOP

New Garage DR



Lot 1



Lot 2

Lot 1—Rear Lot

125m2 2 Bedroom Dwelling

Overall house dimensions are 11 220 wide x 14580 long

2 metres off all boundaries please

We are keeping the concrete slab existing garage which is located on the boundary. This will be repaired to NZ Standards and used as a garage with workshop. Access via their own driveway.

All services to be run to the rear lot down the driveway (existing vehicle access)

Lot 2 plan is based of house design “57a James Street” with a slight alteration to the garage position.

Lot 1– Street Lot

106m2 - 2 Bedroom Dwelling

2 metres of the boundry please.

Overall house dimensions are 11 890 wide x 11,090 long

New vehicle access to be applied to CDC, with 3.6m from the garage to allow for a parked vehicle.

All services to this lot will be contained within their property boundaries.

Lot 1 plan is based of house design “14 Lanark Street, Unit 1) with a slight alteration to the bedrooms being ‘squared’ up.



Concept Site Plan Design for 1 Caldervan Street, Balclutha S&S Builders Ltd

Legal Description: Park Lot 10 Block A DEEDS 89 / Valuation # 28702 295 00

Driveway for Lot 1

