



## 47 Parson Street Rye VIC

Positioned in an enviable location within the beautiful Tyrone Foreshore area, this flat, vacant 697\*m2 block provides endless opportunities for the coastal lifestyle you have always imagined in your custom designed home (stca).

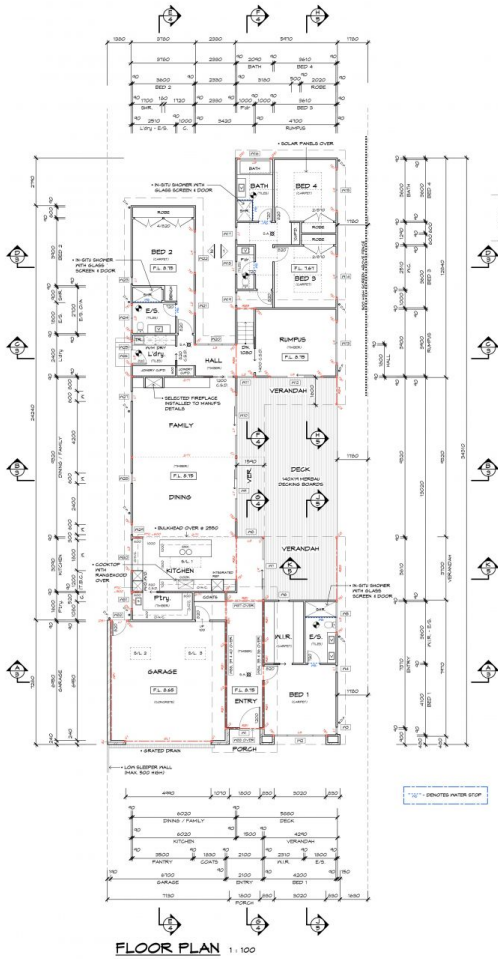
The vendors will provide a stunning single level home design complete with full plans and engineering. All surveys are complete and the electricity has been connected. Equally, this is a perfect blank canvas to develop your own plans for a home to suit your needs. All the hard work has been done - all you need is your imagination.

The block is an easy walk to the bay beaches, Blairgowrie shops and the vast array of local amenities available.

**Price** : \$790,000 - \$820,000  
**Land Size** : 697 sqm  
**View** : <https://www.ypa.com.au/7988105>



**Jade Springer**  
0437 410 791



**EXTERNAL COLOURS:**  
 ALL COLOURS ARE TO BE COLOUR MATCHED TO THE EXISTING FACED BRICKWORK. THE EXTERNAL PAINT OF ALL BUILDINGS MUST BE OF A LOW VOC FORMULA.

**AREAS**  
 FLOOR AREA - 264.9 m<sup>2</sup>  
 GARAGE - 49.9 m<sup>2</sup>  
 VER / PORCH - 54.2 m<sup>2</sup>

**EXTERNAL FINISHES:**  
 WALLS - HARDES SCYON ANON 185 SMOOTH - MONUMENT  
 ROBERTSONS KRAUSE EM-PERKER BRICKS - NERO (330x110x45)  
 FASCIA - HAKES MATRIX GLAZING - MONUMENT  
 WINDOWS - ALUMINUM - BLACK  
 ROOF - CORRUGATED 1 KLIPLOK COLORBOND - MONUMENT  
 GARAGE DOOR - COLORBOND PANELIFT - MONUMENT

**FOR QUOTATION PURPOSES ONLY**

**GENERAL NOTES:**

1. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS (NBR) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS.
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REVISION	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	21/10/2023
2	CONSTRUCTION PERIOD	14/10/2023
3	REVISIONS AND TYP	11/10/2023
4	FINAL PFD	11/10/2023
5	WORK CHANGES	14/10/2023

**PROPOSED RESIDENCE**

**AVALLON AVALLON PLANS**  
 24 AVALLON DRIVE, ROSSDALE  
 0408 565 514  
 avallonplans@gmail.com

**TITLE:**  
**PROPOSED RESIDENCE**  
 AT: 41 PARSON STREET, RYE  
 FOR: K. ALLEY

**JOB No:** 23-975

DRAWN	DATE
S.V.S.	AUGUST 2023

**SHEET SIZE:** A1 **SHEET No:** 1 OF 6 D.