



## 12 Turia Grove Roxburgh Park VIC

YPA Craigieburn is proud to present 12 Turia Grove Roxburgh Park. Measuring 155m<sup>2</sup> approx, this TITLED block presents a magnificent opportunity for investors as well as someone looking to build their first home. Plans and permits approved for a 2-bedroom, 2-bathroom town home which is ready to build.

Positioned in one of Roxburgh Park's newly developed areas.

This land is ready to accommodate. Providing easy access to amenities including, walking distance to Roxy Central, local restaurants, schools, and childcare centres, food works, gym, medical facilities, transport, easy access to Aitken Blvd, Somerton Rd and Bridgewater Rd. Also enjoy convenience of the route 541 & 544 bus service that services James Mirams Dr, connecting to Roxburgh Park

**Price** : \$200,000 - \$220,000  
**Land Size** : 155 sqm  
**View** : <https://www.ypa.com.au/7992469>



**Khaled Khaled**  
0400 004 556



**Eddi Bagdadi**  
0432 208 933

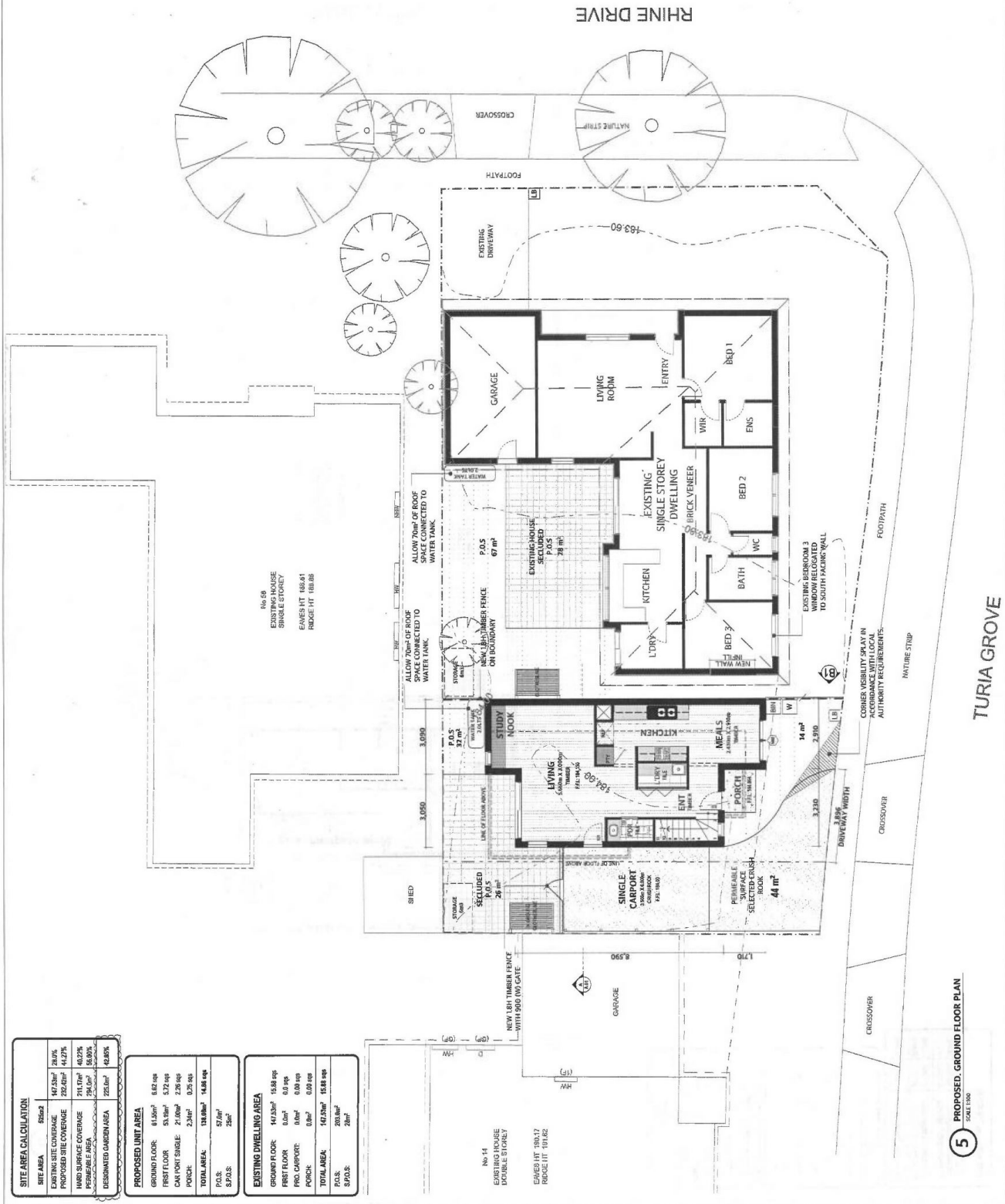
**DUAL OCC**  
 DESIGN CONCEPT  
 60 RHINE DRIVE ROSELBURGH  
 NSW 1588  
 TREVOR MITCHELL

**PLAN LEGEND**

- REMOTES EXISTING TREE TO BE REMOVED
- REMOTES EXISTING TREE TO BE RELOCATED
- REMOTES EXISTING TREE ON SITE TO REMAIN
- EW | W | PROPOSED RUBBER BIN LOCATION
- PROPOSED CLOTHES LINE LOCATION
- STORAGE SHED | PROPOSED STORAGE SHED LOCATION
- CONCRETE | REMOTES COLOURED CONCRETE
- NEW LAWN OVER TOPSOIL | REMOTES NEW LAWN OVER TOPSOIL
- LB | REMOTES NEW LETTERBOX

DATE: 17/01/2024  
 DRAWN BY: OSCAR OGUN  
 CHECKED BY: [Signature]  
 PROJECT NO: 412179  
 SHEET NO: A2  
 PROJECT NAME: RPP18028

**PROPOSED GROUND FLOOR PLAN**  
 SCALE: 1:100  
 PROJECT NAME: RPP18028  
 SHEET NO: A.01.6  
 DATE: 17/01/2024



**SITE AREA CALCULATION**

SITE AREA	6562m <sup>2</sup>	
EXISTING SITE COVERAGE	147,25m <sup>2</sup>	20.9%
PROPOSED SITE COVERAGE	252,60m <sup>2</sup>	41.7%
HARD SURFACE COVERAGE	211,17m <sup>2</sup>	40.7%
PERMEABLE AREA	25,00m <sup>2</sup>	50.0%
DESIGNATED GARDEN AREA	225,00m <sup>2</sup>	42.8%

**PROPOSED UNIT AREA**

GROUND FLOOR	61,36m <sup>2</sup>	6.62 sqp
FIRST FLOOR	53,19m <sup>2</sup>	5.72 sqp
CANOPY SINGLE	27,00m <sup>2</sup>	2.88 sqp
PORCH	2,34m <sup>2</sup>	0.25 sqp
<b>TOTAL AREA</b>	<b>143,89m<sup>2</sup></b>	<b>14.08 sqp</b>
P.O.S.	57m <sup>2</sup>	
S.P.O.S.	25m <sup>2</sup>	

**EXISTING DWELLING AREA**

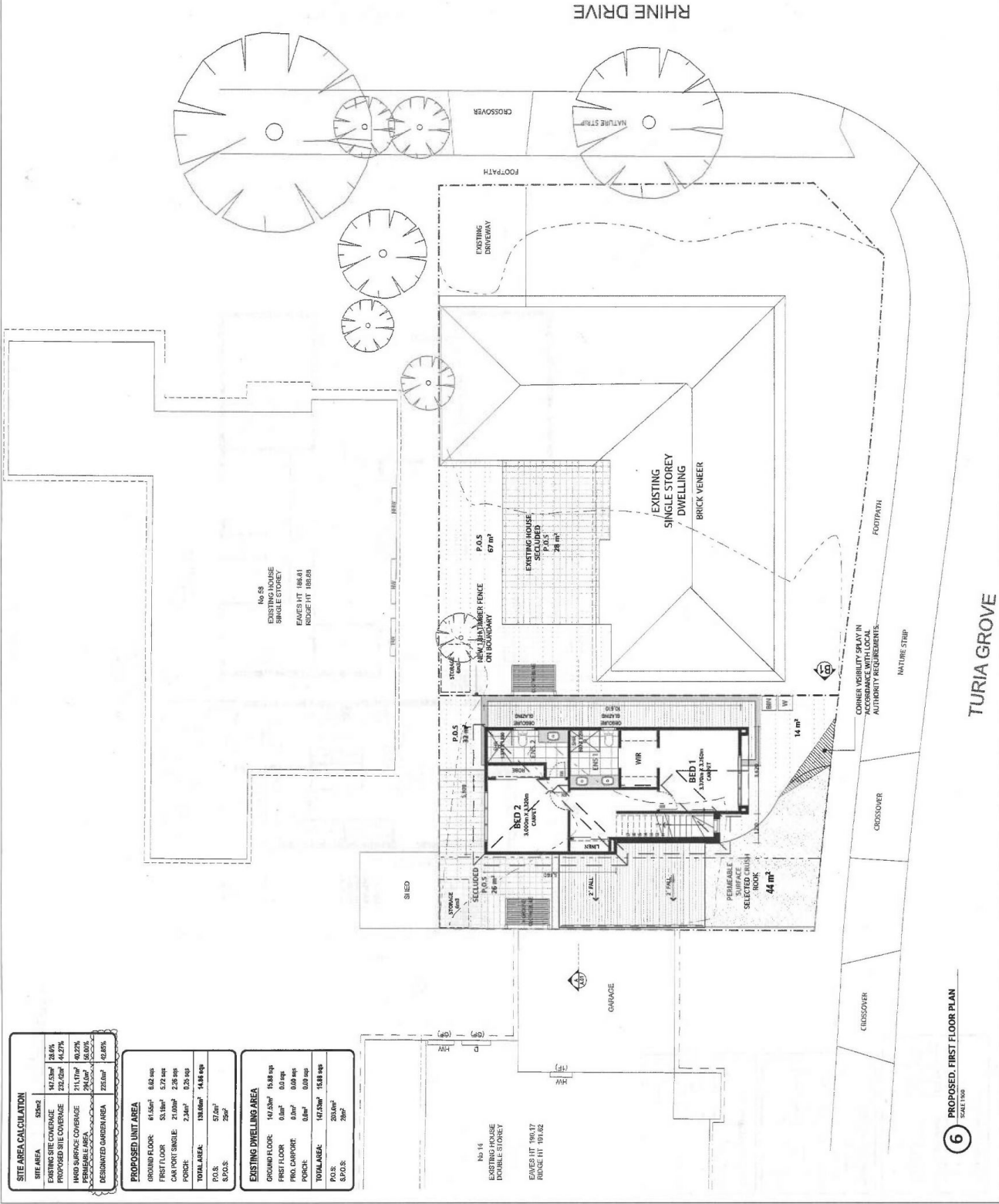
GROUND FLOOR	147,25m <sup>2</sup>	15.08 sqp
FIRST FLOOR	0m <sup>2</sup>	0.00 sqp
PRG. CARPORT	0m <sup>2</sup>	0.00 sqp
PORCH	0m <sup>2</sup>	0.00 sqp
<b>TOTAL AREA</b>	<b>147,25m<sup>2</sup></b>	<b>15.08 sqp</b>
P.O.S.	200m <sup>2</sup>	
S.P.O.S.	26m <sup>2</sup>	

PROJECT NAME  
**DUAL OCC**  
DESIGN CONCEPT  
**80 RHINE DRIVE ROXBURGH  
PARK VICTORIA 3084**  
DRAWN BY  
**TREVOR MITCHELL**

**PLAN LEGEND**

- DENOTES EXISTING TREE TO BE REMOVED
- DENOTES EXISTING TREE TO BE RELOCATED
- DENOTES EXISTING TREE ON SITE TO REMAIN
- DENOTES EXISTING CONCRETE
- DENOTES NEW LAWN OVER TOPSOIL
- DENOTES NEW LETTER BOX
- PROPOSED FURBISH IRM LOCATION
- PROPOSED CLOTHES LINE LOCATION
- PROPOSED STORAGE SHED LOCATION
- PROPOSED COLOURED CONCRETE
- DENOTES NEW LAWN OVER TOPSOIL
- DENOTES NEW LETTER BOX

OSCAR CLEAN  
OSCAR CLEAN  
PROPOSED, FIRST FLOOR  
PLAN  
DATE: 11/12/19  
SCALE: 1:50  
DRAWN BY: T.M.  
PROJECT NAME: DUAL OCC  
REF: 18028  
**A.01.7**  
PAGE: 01



**SITE AREA CALCULATION**

SITE AREA	580m²
EXISTING SITE COVERAGE	147.53m² 25.4%
PROPOSED SITE COVERAGE	232.42m² 40.07%
HAZARD SURFACE COVERAGE	711.17m² 122.62%
PERMEABLE AREA	294.0m² 50.69%
DESIGNATED GARDEN AREA	726.0m² 125.17%

**PROPOSED UNIT AREA**

GROUND FLOOR	81.65m² 14.08%
FIRST FLOOR	53.18m² 9.17%
CAR PORT SINGLE	21.00m² 3.62%
PORCH	2.34m² 0.40%
<b>TOTAL AREA</b>	<b>158.16m² 27.27%</b>
P.O.S.	67.0m²
S.P.O.S.	292.0m²

**EXISTING DWELLING AREA**

GROUND FLOOR	147.33m² 25.39%
FIRST FLOOR	0.0m² 0.00%
PRO. CARPORT	0.0m² 0.00%
PORCH	0.0m² 0.00%
<b>TOTAL AREA</b>	<b>147.33m² 25.39%</b>
P.O.S.	205.0m²
S.P.O.S.	292.0m²