

**SOLD**

## RANGEVILLE DUPLEX NO BODY CORPORATE

Located in the Blue chip suburb of Rangeville on the quiet tree lined Burke street no expense has been spared on these upmarket high end duplex units that have 3 bedrooms each . Each master has an ensuite with two built in his and hers wardrobes. The second bathroom has a separate shower Bathtub and separate toilet. They have media rooms as well as generous living and dining areas that open in to an Alfresco complete with fan and gas point. Each of the units have a huge private backyard and separate laundry room. The full size kitchens are equipped with high end stainless steel Delonghj gas hub ,dishwasher and oven. The kitchens also have stone bench tops and glass splash backs. All the rooms have fans and the living area is equipped with split system air conditioning. The garages have direct access to the road via an exposed aggregate concrete driveway and a separate concrete car park has been provided for a second car in front of each unit. Fully landscaped and ready to go all you have to do is move in as all the work has been done. Buy one or both there is great rental and capital growth potential for the investor.

**3 BED | 2 BATH | 0 CAR**

**PRICE:**  
**\$399,000**

**OPEN FOR INSPECTION:**  
**N/A**



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**WINDOW LEGEND**

SW = SLIDING + SUNK FINE U = FIXED FRAME  
 DH = DOUBLE HUNG FG = FIXED GLASS  
 OBG = OBSCURE GLASS LV = LOUVRED  
 SD = SLIDING DOOR GB = GLASS BLOCKS  
 HEADS etc TO BE 200 ABOVE MAIN SLAB FFL  
 1/2 WALLS MEASURED OFF MAIN SLAB FFL  
 DW, FR, FZ, WM INDICATE POSITIONS ONLY

- DOWNPIPE
- SKYLIGHT VENTILATION TO AS 1666.2
- DENOTES BANK OF 4 EXTRA ROBE SHELVES APPROX 450 WIDE
- SMOKE ALARM TO NCC 3.7.2 & AS 3786

ENCLOSED AREA	264.1 m <sup>2</sup>
ALFRESCO AREA	29.7 m <sup>2</sup>
PORCH AREA	3.3 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>297.1 m<sup>2</sup></b>

EXTERNAL WALL PERIMETER	67.418 m
WALL THICKNESSES (U.N.O.)	
EXTERNAL B/Y WALLS	225mm
INTERNAL STUD WALLS	72mm
INTERNAL DIMENSIONS ARE TO FRAME	

**WIND RATING N2**

FIN CEILING HEIGHT 2550 (p)  
 SHEET METAL ROOF @ 22.5° PITCH  
 TYPICAL EAVE OVERHANG 450mm  
 STEEL LINTELS SUPPORTING MASONRY (PROPRIETARY LINTELS)

MAX OPENING	MIN EMBEL SUPPORT	MIN END CODE
900	195 x 8 GAL BAR	90mm GL1
2400	195 x 100 x 10 GAL ANGLE	100mm GL2
3600	195 x 100 x 10 GAL ANGLE	100mm GL2

**AMENDMENTS**

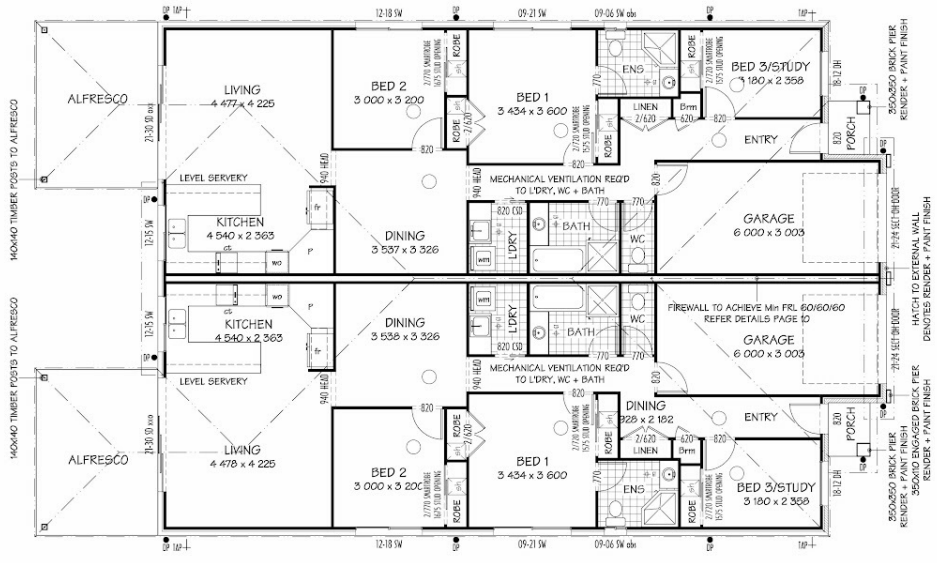
DATE	ISSUE	REMARKS
21.3.17	A	FOR CON'N

Proposed New Duplex for  
 TEAM BRISBANE PROPERTY  
 29 BURKE ST RANGEVILLE 4350  
 Lot 17 on RP 73827  
 APPROVED FOR CONSTRUCTION: YES

OWNER: \_\_\_\_\_  
 BUILDER: \_\_\_\_\_

JOB No: 16133 PAGE  
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**FLOOR PLAN**  
 SCALE 1:100 on A3 paper



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

