



## FOR SALE

### 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 Delonghi 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:

Interest over \$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
DBS = DOUBLE GLASS	LV = LOUVRES
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	
DP = 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>
TOTAL AREA	297.1 m <sup>2</sup>
EXTERNAL WALL PERIMETER	67.418 m
WALL THICKNESSES (U.N.O.)	225mm
EXTERNAL B/Y WALLS	72mm
INTERNAL STUD WALLS	72mm
INTERNAL DIMENSIONS ARE TO FRAME	

WIND RATING N2	
FIN CEIL HEIGHT 2250 (n)	
SHEET METAL ROOF @ 22.5° PITCH	
TYPICAL EAVE OVERHANG 450mm	
STEEL LINTELS SUPPORTING MASONRY (PROPRIETARY LINTELS)	
MAX MIN (ETBL)	MIN END CORN
OPENING	SUPPORT
900	195 x 8 GAL BARK
2400	195 x 100 x 10 GAL ANGLE
3600	195 x 100 x 10 GAL ANGLE

AMENDMENTS		
DATE	ISSUE	REMARKS
21.3.17	A	FOR CON'S

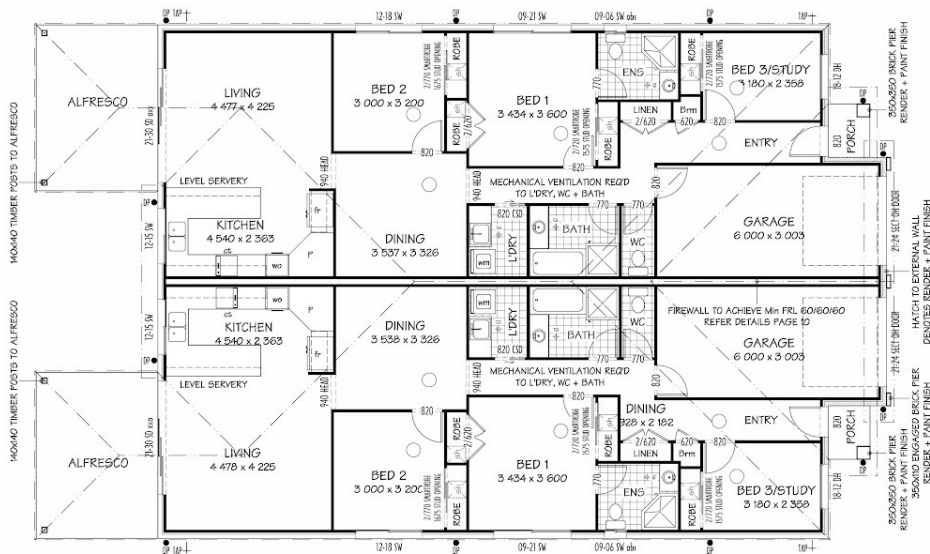
Proposed New Duplex for  
TEAM BRISBANE PROPERTY  
29 BURKE ST RANGSVILLE 4350  
Lot 17 on RP 73827  
APPROVED FOR CONSTRUCTION: YES

OWNER: .....

BUILDER: .....

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ISSUE: A 2 / 11  
DATE: 27/04/2017

**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.



ELEVATIONS