

# FOR SALE

## RANGEVILLE DUPLEX BRAND NEW -OFFERS OVER \$385,000– NO BODY CORPORATE – ONLY ONE LEFT “ PRICE REDUCED - MOTIVATED VENDOR - MAKE AN OFFER ”

Fully landscaped and ready to go Neutral tones used throughout. All the work is done just move in.

Featuring

- Modern & stylish finish with High ceilings.
- 3 bedrooms all with built ins. Master with ensuite.
- 2nd separate Toilet & Stylish bathroom - separate bath & shower.
- Formal Living/ Media room
- Spacious Open plan living/dining with reverse cycle air-con - opens to covered outdoor area with gas point facing North / West
- Huge Kitchen, heaps of Storage, Stainless Delonghi Gas cook top, Electric oven. Dishwasher. Modern glass splash back, stone bench tops.
- Internal laundry huge private backyard Alfresco with gas point
- LED lighting & ceiling fans to all rooms.
- Garage has direct access to the road with second car open car park
- No Body Corp fees. Eligible 1st home buyers grant

Centenary & Rangeville school catchment.

Hurry only one left. Located in the Blue chip suburb of Rangeville on the quiet tree lined Burke street no expense has been spared on this upmarket high end duplex unit that has 3 bedrooms each . The main has an ensuite with two built in his and hers wardrobes. The second bathroom has a Shower & Bathtub and there is a detached separate toilet. There is a media room as well as generous living and dining area that open in to an Alfresco complete with fan and gas point. The unit has a huge private backyard and separate laundry room. The full size kitchen is equipped with high end stainless steel Delonghi gas hub ,dishwasher and oven. The kitchen also has stone bench tops and glass splash back. 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 Neutral tones have been used

3 BED | 2 BATH | 1 CAR

PRICE:

Offers over \$385,000

OPEN FOR INSPECTION:

N/A



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WINDOW LEGEND	
SW = SLIDING + SUNK FINE	U = FIXED FRAME
SH = DOUBLE HUNG	FG = FIXED GLASS
DBS = DOUBLE GLASS	LVE = 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	
SK = SKYLIGHT VENTILATION TO AS 1666.2	
DN = DENOTES BANK OF 4 EXTRA ROBE	
SH = SHELVES APPROX 450 WIDE	
SA = 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	67.41m
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 OPENING	MIN (STEEL)	MIN END SUPPORT	CORR
900	195 x 8 GAL BAR	80mm	GL1
2400	195 x 10 x 10 GAL ANGLE	100mm	GL2
3600	195 x 10 x 10 GAL ANGLE	100mm	GL3
AMENDMENTS			
DATE	ISSUE	REMARKS	
21.3.17	A	FOR CON'SN	

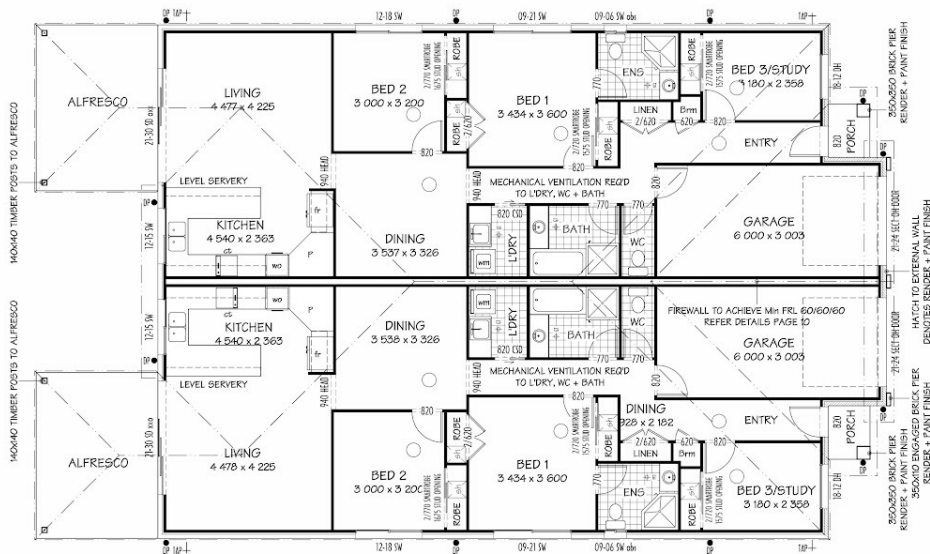
Proposed New Duplex for  
TEAM BRISBANE PROPERTY  
29 BURKE ST RANGSVILLE 4350  
Lot 17 on RP 73827  
APPROVED FOR CONSTRUCTION: YES

OWNER: .....

BUILDER: .....

JOB No: 16133 PAGE  
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.