



**SOLD**

**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:**  
\$386,000

**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 A5 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 G/L
2400	195 x 100 x 10 GAL ANGLE	100mm G/L
3600	195 x 100 x 10 GAL ANGLE	100mm G/L

**AMENDMENTS**

DATE	ISSUE	REMARKS
21.3.17	A	FOR CON'N

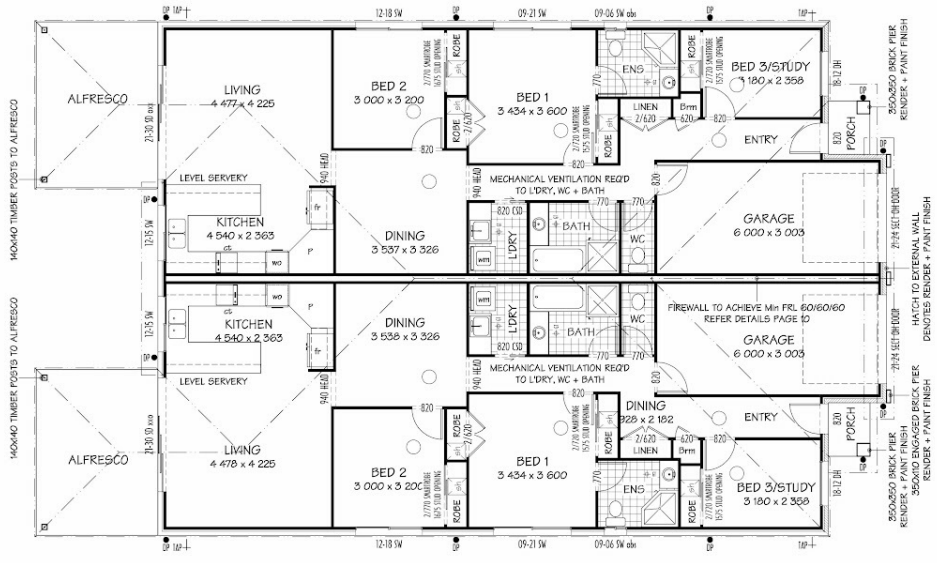
Proposed New Duplex for  
 TEAM BRISBANE PROPERTY  
 29 BURKE ST RANGEVILLE 4350  
 Lot 17 on RP 73827  
 APPROVED FOR CONSTRUCTION: YES

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

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

JOB No: 16133 PAGE  
 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.

