



FOR SALE

SOLD BY KRIS SUTCLIFFE & AMANDA ROBERTS

Live LARGE in the Riverbanks Estate.

Situated in the popular Riverbanks Estate, in Caboolture's South is this gorgeous family style home.

Built by coral homes approximately 4 years ago, it is clear a lot of thought, time and money was put into the design, features and finishes of this one!

Featuring a modern kitchen with island bench, 900mm gas cooktop and electric oven, stainless steel appliances, overhead cupboards and large stone benches.

The stone continues through to the main bathroom, en-suite and even the laundry!

Living is second to none thanks to a large open plan living and dining plus a separate media and a good size alfresco living (under roof).

The home features 4 good sized bedrooms, all with built in robes plus a very handy study nook with built in bench, data points and concertina doors to hide the mess when guests come to visit.

The master suite is fit for a king and generally a really nice place to be. Featuring a handy "walk around" wardrobe with plenty of hanging + full length shelves, and an en-suite bathroom to die for. With a floating vanity, his and hers sinks, extra large shower, full sized bath and tiles to the ceiling. A clever separate toilet design gives the element of privacy, without detracting from the overall space.

Approximately 235sqm under roof, this plan is far from small!

All set on a large 511sqm block, fully fenced and landscaped, just minutes walk from local parks and a short drive to local shops and the Bruce Highway for daily commuters.

Features at a glance:

- 4 good sized bedrooms all with built in robes
- Master bedroom with walk around robe, luxurious en-suite bathroom and sliding doors to the

4 BED | 2 BATH | 2 CAR

PRICE:

offers over \$419,000

OPEN FOR INSPECTION:

N/A



Kris Sutcliffe

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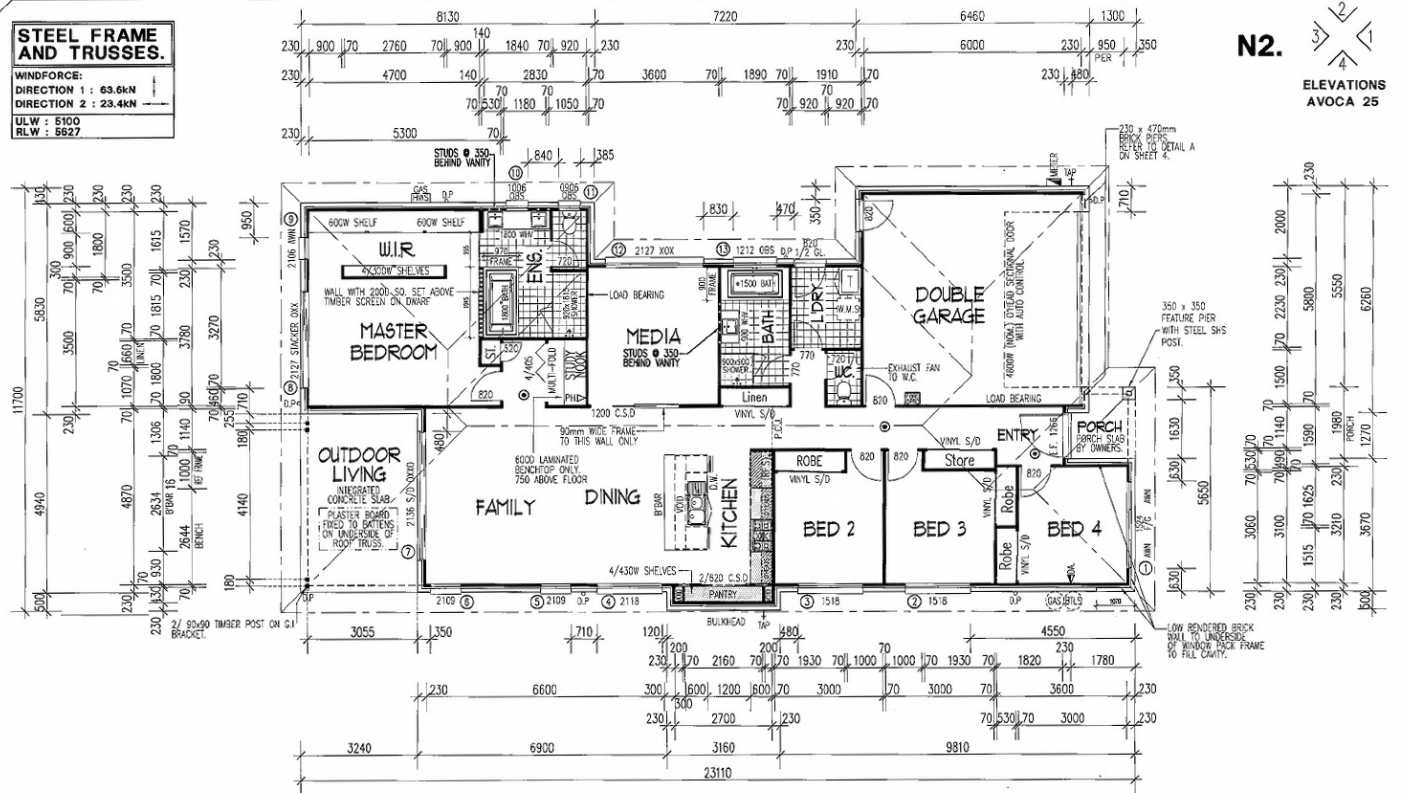
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STEEL FRAME AND TRUSSES.

WINDFORCE:
DIRECTION 1 : 63.6KN
DIRECTION 2 : 23.4KN
ULW : 5100
RLW : 5827

N2.

ELEVATIONS
AVOCA 25



LEGEND

REF. TRUSS PROVISION
W.O. WALL OVER TOWER
W.M. WINDING MACHINE PROVISION
D.W. DOWNPIPE
B.B. BREAKFAST BAR
W.M. WINDING MACHINE PROVISION
D.P. DOWNPIPE
G.S. GLASS SINGL. PANEL
A.W. ANNING WINDOW
F/G. FIXED GLASS TO ALL PANELS
D.W. DOUBLE GLAZING WINDOW
S. SET WINDOW REVEAL (SUITS TILING)
S. GLASS SINGL. PANEL
S/G. GLASS SINGL. PANEL (EXTERNAL)
S.D. SLIDING DOOR (EXTERNAL)
C.S. INTERNAL CAVITY SLIDING DOOR
S.D. SET 3000 SQUARE SET PIRBOARD BULKHEAD
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21-18 SIZE OF WINDOW (2100H x 1800W)
P.C.J. PLASTERBOARD CEILING CONTROL JOINT
R.B.M. REFLECTIVE BUILDING MEMBRANE
P.H.D. PHONE POINT
D.P. DOWNPIPE
G.S. GAS BAYNET POINT
LOCATION OF SMOKE ALARM
(TO COMPLY WITH B.C.A CLASS 1 & 10 PART 3.7-2 & WITH A.S. 3185)

NOTES

WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALE.
ALL INTERNAL DIMENSIONS STATED ARE FRAME SIZE - EXCLUDING LININGS.
ALL WINDOWS TO BE SLIDING UNITS.
FIBRE OPTIC NETWORK TO HOUSE.
QUEEN INSTANT GAS H.W.S.
GAS CONNECTION TO H.W.S. & OWNER COOKER

FLOOR PLAN LAYOUT.

AREA:-

LIVING:- 177.86m²
GARAGE:- 38.2m²
PORCH:- 3.18m²
OUTDOOR:- 16.0m²

TOTAL AREA:- 235.26m²
PER LENGTH:- 73.72m
ROOF AREA:- 274.35m²
PER LENGTH:- 76.18m
VENTURA FACADE



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B.S.A. LIC. No. 10140393 (QLD)
B.S.C. LIC. No. 628840 (NSW)

JOINERY DETAILS

REFER SHEET 5

KITCHEN DETAILS

REFER SHEET 6

WET AREA DETAILS

REFER SHEET 7

FINAL SIGNED COPY

I/WE ACCEPT THAT THESE PLANS ARE THE FINAL WORKING DRAWINGS THAT SUPERSEDE PRELIM. PLANS & I/WE HAVE CHECKED FOR ANY ALTERATIONS OR ADDITIONS ARE SHOWN.
THESE PLANS ALSO FORM PART OF OUR CONTRACT BETWEEN THE PROPRIETOR & CORAL HOMES.

PROPRIETOR SIGNATURE: _____
CORAL HOMES SIGNATURE: _____
DATE: 09 FEB 2016
REFERENCE NO: J25147

Clients

TENDER LETTER
09 FEB 2016
REFERENCE NO: J25147
DRAWING: FLOOR PLAN LAYOUT
SCALE: 1:100
DATE: 02/02/16 DP
1 OF 7
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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.