



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

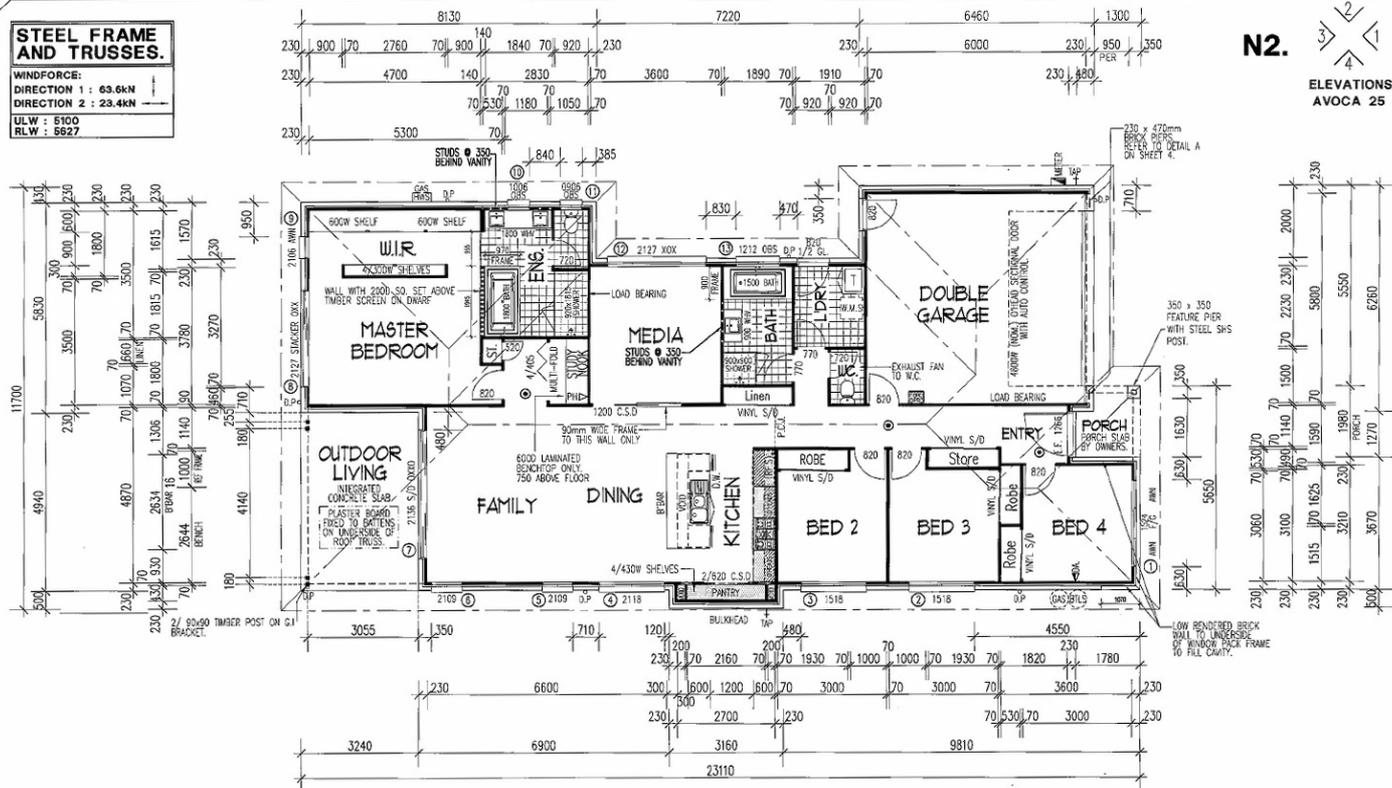


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STEEL FRAME AND TRUSSES.
 WINDFORCE:
 DIRECTION 1 : 63.6KN
 DIRECTION 2 : 23.4KN
 ULW : 5100
 RLW : 5827

N2.
 ELEVATIONS
 AVOCA 25



- LEGEND**
- REF. FRIDGE PROVISION
 - W.D. WALL OVER TOP
 - MW. MICROWAVE PROVISION
 - D.W. DISHWASHER PROVISION
 - B.B.H.R. BREAKFAST BAR
 - M.V. WASHING MACHINE PROVISION
 - D.P. DOWNPIPE
 - G.S. GLASSING GLASS
 - ANN. ANKLE WINDOW
 - F/C. FIXED GLASS TO ALL PANELS
 - D/G. DOUBLE GLAZED WINDOW
 - R/S. SET WINDOW RECAL. (SUITS TILING)
 - S. CLASS SINGLED GLASS
 - S/D. CLASS SLIDING DOOR (EXTERNAL)
 - U. UNIFORM FAMILY FIXED PANEL
 - C.S.S. INTERNAL CHAIR SLIDING DOOR
 - SQ. SET 3000 SQUARE SET PIRBOARD BULKHEAD
 - S.D. SIZE OF TIMBER DOOR (M107H)

NOTES

WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALE.
 ALL INTERNAL DIMENSIONS STATED ARE FRAME SIZE - EXCLUDING LININGS.
 ALL WINDOWS TO BE SLIDING UNO.
 FREE 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:- 35.21m²
 PORCH:- 3.18m²
 OUTDOOR:- 16.01m²

TOTAL AREA:- 235.26m²
 PER LENGTH:- 73.72m

ROOF AREA:- 274.35m²
 PER LENGTH:- 76.18m

VENTURA FACADE



JOINERY DETAILS REFER SHEET 5
KITCHEN DETAILS REFER SHEET 6
WET AREA DETAILS REFER SHEET 7

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CLIENTS

TENDER LETTER
 10-9 FEB 2016

DRAWING REFERENCE NO.
FLOOR PLAN LAYOUT J25147

SCALE: 1:100 DATE: 02/02/16 DP

DRAWING SET
 EXPRESS
 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.

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