



**SOLD**

## GREAT HOME IN POPULAR KAKADU PRECINCT!!! AUCTION CANCELLED

This is a lovely home situated on a 770 sqm block within walking distance to the Pumicestone Passage with its wading birds' sanctuary, boat ramp, beach, children's playgrounds and barbeque facilities. The local shopping centre with all its' facilities is also within walking distance.

Rates \$2,200.00 per year, body corporate \$389.00 per year. Water own usage allow \$1,200.00 per year and same with power. Year built 2002.

The home has four bedrooms, open plan kitchen/dining/lounge, separate lounge room, two bathrooms and double garage. The large main bedroom has en-suite bathroom with spa bath, separate toilet, double vanity and walk-in wardrobe. The other three bedrooms are spacious with built-in robes. A covered entertainment area overlooking the garden is waiting for family and friends to enjoy. Plenty of room here to install a swimming pool if required. Look at these additional features:

- Reverse cycle air-con to master and living area
- 2 large garden sheds
- NBN connected

Call Geoff today on 0414 230 130 to arrange your private inspection.

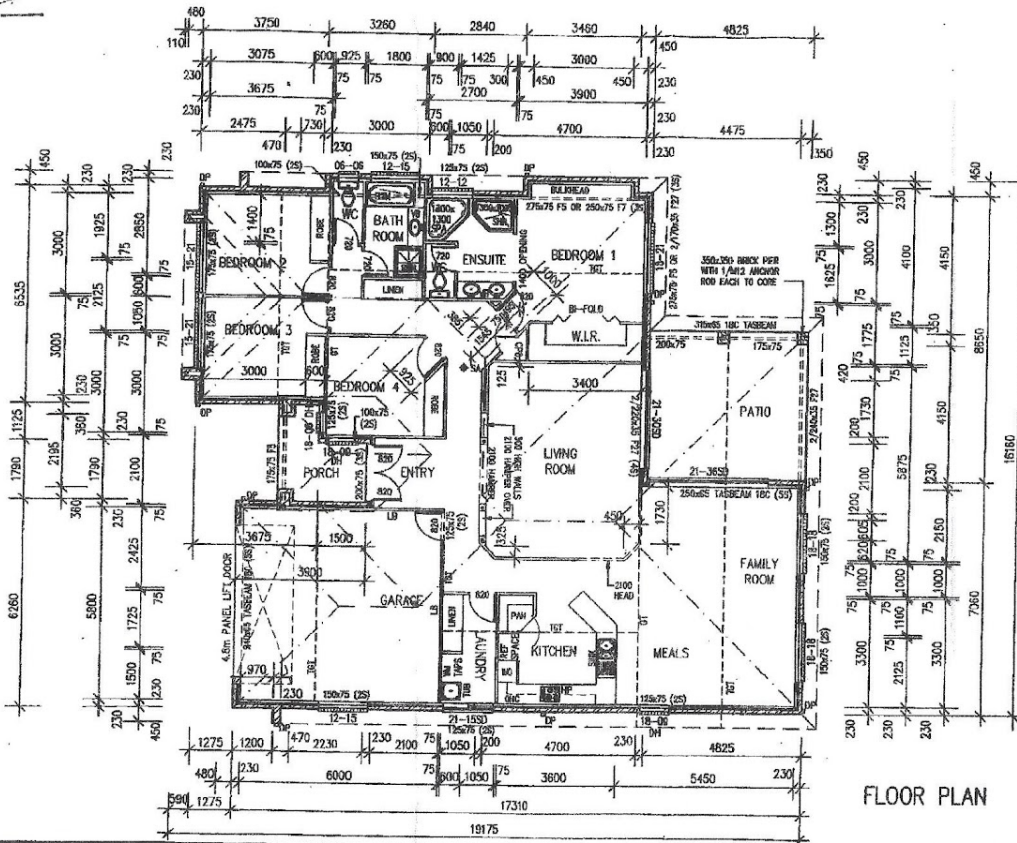
4 BED | 2 BATH | 2 CAR

PRICE:  
\$702,000

OPEN FOR INSPECTION:  
N/A



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**TIMBER FRAMING SCHEDULE - N3**

FILE ROOF  
 TRUSSES @ 900 MAX CRS  
 MAXIMUM ROOF LOAD WIDTH = 6100  
 MINIMUM STRESS GRADE F5 UNO  
 MINIMUM JOINT GROUP J3 UNO

75 x 50 STUDS @ 450 CRS (N1) R.L.N. UP TO 4800  
 75 x 50 STUDS @ 300 CRS (N4) \*  
 2/50x75 TOP PLATES (HEAD-DOWN @ 1800 CRS) \*  
 38 x 75 BOTTOM PLATES

NOTE: WHERE ORDER TRUSSES OR OTHER POINT LOADS ARE TO BE SUPPORTED OVER LINTELS, SIZES OF LINTELS ARE TO BE CONFIRMED PRIOR TO CONSTRUCTION.

NOTE: ALL INTERNAL NON-LOADBEARING TOP & BOTTOM PLATES TO BE 38 x 75 F5 STUDS TO BE 38 x 75 F5 @ 600 MAX CRS

INDICATES POSITION OF ORDER & TRUNCATED ORDER TRUSSES POSITIONS TO BE CONFIRMED BY TRUSS MANUFACTURER IF DIFFERENT FROM THAT SHOWN. TIMBER SIZES SHOULD BE CHECKED.

LEGEND - RH = NOT NOTCHED FOR BRACING  
 \* = TO BE CERTIFIED BY ENGINEER  
 LB = LOADBEARING INTERNAL WALL

NOTE: TIMBER SIZES DESIGNED USING "TASBEAM - TASDESIGN 7" PROGRAM (TO BE CONFIRMED BY ENGINEER)

INDICATES STUDS @ 300 CRS (TO BE CONFIRMED BY ENGINEER)

NOTE: ALL LINTELS F5 UNLESS NOTED OTHERWISE. THE NUMBER OF 75x50 F5 STUDS BESIDE OPENINGS LISTED IN BRACKETS E.G. (25) = 2/75x50 F5 STUDS

HOUSE AREA : 231.9 sqm.  
 PORCH AREA : 6.2 sqm.  
 PATIO AREA : 21.7 sqm.  
 TOTAL AREA : 259.8 sqm.

FLOOR PLAN

<p>202 TODDS ROAD, LAWNTON QLD. 4501</p>	No. REVISIONS _____ _____ _____	<p>MARK WUST CONSTRUCTIONS</p>	CLIENT: <b>MARK WUST CONSTRUCTIONS</b> PROPOSED DWELLING LOT 104 KAKADU CIRCUIT	SCALES 1 : 100 	DRAWING NO. <b>02224-1</b> DRAWN BY: <b>RPD</b> JDB HAND DESIGN DATE:	COPYRIGHT © THIS DRAWING REMAINS THE PROPERTY OF COMISKEY DESIGN & DRAFTING AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF COMISKEY DESIGN & DRAFTING.	<p>building designers</p>
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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.

