



**SOLD**

## MODERN FAMILY HOME - WALKING DISTANCE TO SCHOOLS & SHOPPING CENTRE !

An opportunity exists for one very lucky buyer in this sought after prime location. Be quick to inspect it will be sold in the blink of an eye!

Only 5 years young this 4 bedroom home represents incredible value with a spacious modern interior featuring open plan living & dining, quality kitchen and undercover outdoor entertaining area opening on to the fully fenced backyard.

Located close to beautiful parks, schools and amenities just down the road to the Pimpama Junction Shopping Centre, doctors, schools,

- 4 Bedrooms with B.I.R's
- Ensuite to Master Bedroom with W.I.R
- Open plan Family / Dining / Kitchen
- Kitchen with stone bench tops and s/steel appliances including dishwasher
- Air conditioning in the living area
- Covered outdoor entertaining area
- Double lock-up garage with internal entry
- Ceiling fans throughout
- Within walking distance to kindergarten & schools

Pimpama is an absolute hot spot with major developments in progress and on the way. Within minutes driving to the M1 motorway, Coomera Westfield, upcoming Pimpama train station, upcoming Home Focus(largest home retailer on Gold Coast) just 20 minutes to Main Beach and Surfers Paradise, 25 minutes to Mount Tamborine, less than 40 minutes to Brisbane

**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$550,000

**OPEN FOR INSPECTION:**  
N/A



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# ABA163035

Wind Classification  
**W33(N2)**



## GENERAL NOTES

- This document is based on information provided by the builder.
- These drawings shall be read in conjunction with all other Consultants drawings and Specifications.
- All Information contained is subject to change in line with local authority requirements and further detailed planning. Whilst all care and consideration has been taken in the preparation of the information contained in this document, no responsibility is accepted for any inadvertent errors or omissions.
- Before proceeding with the works any discrepancies in the drawings shall be referred for decision to the author.
- Setting out dimensions and sizes of structural members or elements shall not be obtained by scaling the structural drawings. Figure dimensions take precedence to scaled dimensions.
- Internal dimensions between wall framing do not include the allowance for lining thicknesses; External wall dimensions do not include allowance for cladding thickness.
- Any setting out dimensions shown on the drawings shall be checked by the contractor before construction work commences.
- During construction, the structure shall be maintained in a stable condition. Construction loads must not exceed the capacity of the structure at the time of loading. If in doubt ask.
- Lintels under all glider husses shall be checked by truss supplier.
- Angled walls shall be @ 45° unless noted otherwise.
- WIND classification :- W.33 (N2)

## BUILDING & DESIGN

- Building regulatory as per the Queensland Building Act 1975
- Structural Sufficiency, safety, health and amenity shall be achieved in accordance with the Building Code of Australia;
- Timber framing shall be designed and constructed in accordance with A.S.1684.2 & A.S.1684.4 - Non-cyclonic areas A.S.1684.3 - Cyclonic areas.
- Smoke alarms to comply with BCA 3.7.2 & AS 3786-1993.
- Gas bottle / HWS location in accordance with AS 5601.
- Install Lift-Off hinges to W/C doors to comply with BCA section 3.8.3
- Wet areas within a building (bathroom, showers, laundries and toilets) must be waterproofed in accordance with BCA 3.8.1.2 and AS 3740. An approved installation certificate by a BSA licensed Waterproofer must be supplied to the certifier prior to the final certificate being issued. \*Note: timber floors are not considered water resistant or water proof materials.
- Mechanical ventilation complying with BCA 3.8.5 & AS 1668.2 shall be installed to toilets, bathrooms and laundries that do not have operable windows.
- Dwelling to comply with the Queensland Development Code (QDC) - MP 4.1 Sustainable Housing.
- All Workmanship and materials shall be in accordance with the requirements of the current editions, including Amendments, of the relevant SAA Codes, except as varied by the Contract Documents and of the By-laws of the Local Government Authority.

## FIRE SEPARATION

- All construction within 900mm of a boundary or less than 1800mm from another building is to be fire rated in accordance with BCA clause 3.7.

## EXTERNAL WALLS

- External walls must have a fire resistance level of Not less than FRL 60/60/60 (-/60/60 if non loadbearing).
- Fire rated external walls do not require fire resistance from the inside.
- Fire resistant walls must extend to the underside of a non-combustible eaves lining.
- Eaves soffit lining must be non-combustible but it is not required to be fire rated or have a fire resistance level. Normal fibre cement products are acceptable.

## LEGEND

AC - AIR CONDITIONER	MW - MICROWAVE PROVISION
B - BROOM CUPBOARD	OBS - OBSCURE GLASS
CB - CUPBOARD	oh - OVER-HEAD CLIPBOARD
CD - CAVITY SLIDING DOOR	PV - PERMANENT VENT
DH - DOUBLE HUNG WINDOW	Ph - PANTRY
dp - DOWN PIPE	RD - ROLLER DOOR
DW - DISHWASHER PROVISION	RH - RANGEHOOD
F - FREEZE and/or FREEZER PROVISION	SD - SLIDING DOOR
fg - FIXED GLASS	SGD - SLIDING GLASS DOOR
FLL - FINISHED FLOOR LEVEL	SH - 4 Shelves
FPS - FIXED PRIVACY SCREEN	Shr. - SHOWER
H - HOSE COCK	UBO - UNDER BENCH OVEN
HP - HOT PLATE	WC - WATER CLOSET
HWS - HOT WATER SYSTEM	WM - WASHING MACHINE PROVISION
LC - LAUNDRY CHUTE	WO - WALL OVEN
MB - METER BOX	☼ - SMOKE DETECTOR
MH - MANHOLE	

89 x 40 3/8 Column  
**SMOKE ALARMS MUST BE INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM.**

SEE ENERGY REPORT FOR ALL REQUIREMENTS EG. FANS, INSULATION ETC.

60/60/60 FRL FIRE RATED ZERO BOUNDARY WALL



## Floor Plan

### Energy Efficiency

Certificate of Compliance provided by others.  
Energy Efficient Light Globes Used In This Home In Compliance with BCA 3.12 & Queensland Development Code - MP 4.1 sustainable housing.

### NOTE:

Meter Box Location Indicative Only. To Be Determined On Site With Builder Prior To Contractor Commencing Works.

### BUILDING AREAS (m<sup>2</sup>)

Living Area =	143.46 m <sup>2</sup>
Garage Area =	38.66 m <sup>2</sup>
Alfresco Area =	12.50 m <sup>2</sup>
Porch Area =	2.84 m <sup>2</sup>
<b>Total Area =</b>	<b>197.46 m<sup>2</sup></b>

### WALL PERIMETER (lm)

EXTERNAL WALL PERIMETER - 63.24 lm

<b>PAUL VENOUR</b> BUILDING DESIGNER © COPYRIGHT	QBCC Lic No: 1159343 Ph: 0402 296 546 paul.venour@atrealty.com.au Copyright Reproduction in Whole Or In Part is Strictly Prohibited.	HOUSE DESIGN: <b>BRAMPTON - RH</b>	THESE PLANS FORM PART OF OUR CONTRACT & DEVELOPMENT APPROVAL CLIENT(s) -
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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.

Proposed Dwelling at Lot 570 Dixon Drive Coomera	Lot - 570 Plan No. - SP 274258 Area - 401m <sup>2</sup>	Parish - Coomera County - Ward Authority - G.C.C.C.	Drawn - PDV Date - 21-01-2016 Scale - 1:100	Ph: 07 3802 7211 Fax: 07 3802 7212 Job No. <b>2015172</b> Page <b>2</b>
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