



SOLD

INVESTMENT PROPERTY OR FAMILY HOME

Situated in the Rosewood Gardens area is this modern 4 Bedroom Home. Open plan living with combined Lounge, Dining and Kitchen. Kitchen comes with all the mod-cons and walk-in pantry with light. The master Bedroom has an ensuite and full length robes. The other 3 bedrooms are of a good size, also with robes. The home has had a freshening up includes, paint, speckled grey garage floor and the outdoor entertaining area has been tiled. The double garage comes with electric roller door. The allotment size is an easy manageable 512m2, still plenty of room for the kids and the pets to play in the back yard. This property is set in a modern estate in and is only 1.5k from schools, major shops, medical centre and fast food outlets etc. A short drive on the freeway to the James Cook University, Hospital and Lavarack Army Barracks. AT \$312,000 a good investment or would suit that person looking for their first home.

4 BED | 2 BATH | 2 CAR

PRICE:
\$306,000

OPEN FOR INSPECTION:
N/A



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LEGEND

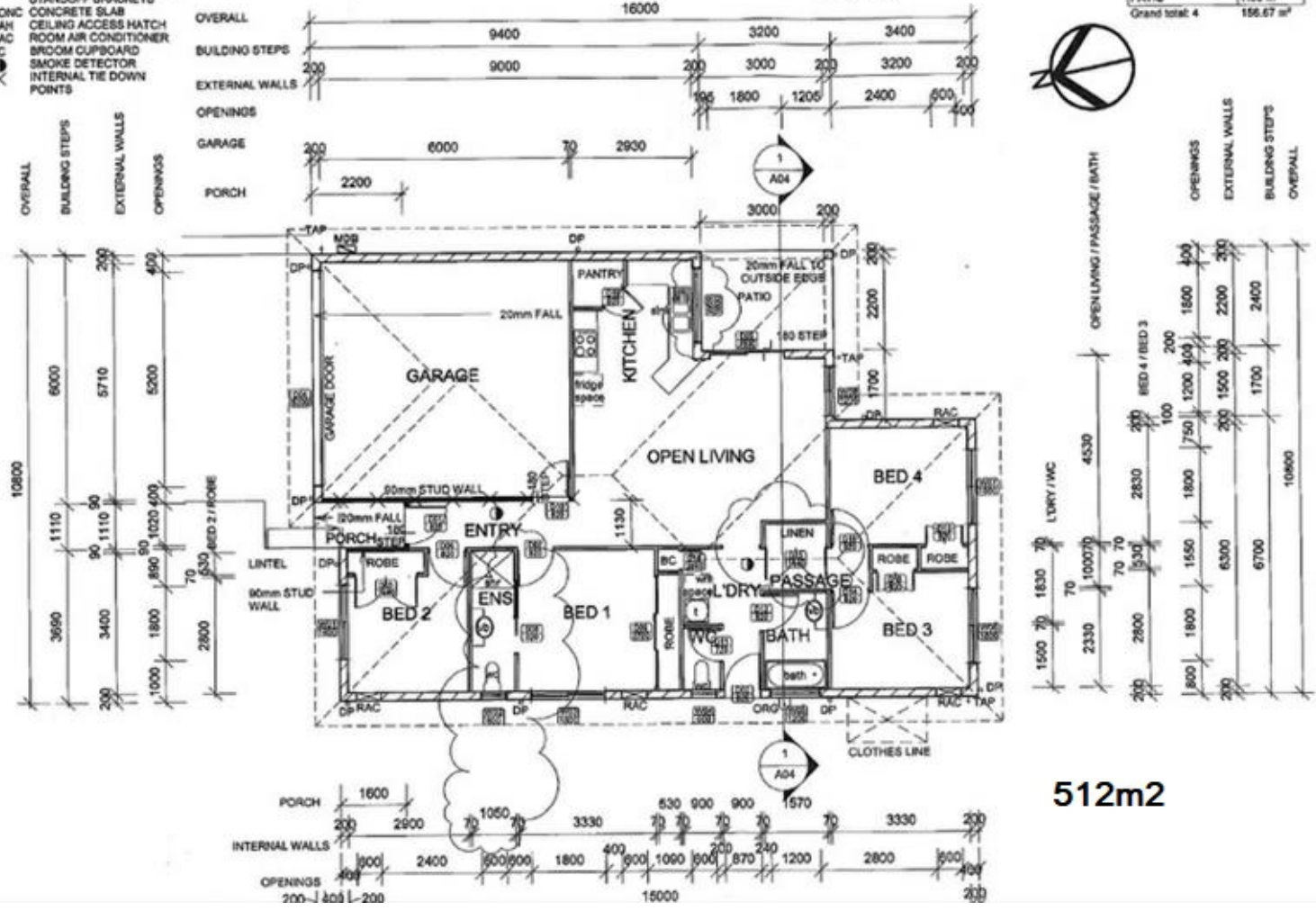
- COL 200x200 MASONRY COLUMN
- MB MIRROR AS SPECIFIED
- VB VANITY BASIN
- WC TOILET
- SHR SHOWER
- T TUB
- DP 90dia UPVC DOWN PIPE ON STANDOFF BRACKETS
- CONC CONCRETE SLAB
- CAH CEILING ACCESS HATCH
- RAC ROOM AIR CONDITIONER
- SC BROOM CUPBOARD
- SD SMOKE DETECTOR
- INT INTERNAL TIE DOWN POINTS

WALL SCHEDULE

- 200 SERIES BLOCKWORK
- 90mm INTERNAL STUD WALL
- 70mm INTERNAL STUD WALL

REFER TO DEVELOPMENT PERMIT FOR ALL REQUIRED CONDITIONS
 APPROVED
 REGIONAL CERTIFICATION GROUP
 BA 00004081
 20-Nov-09

Area Schedule (Gross Building)	
Name	Area
INT. LIVING	108.56 m ²
PORCH	2.38 m ²
GARAGE	38.06 m ²
PATIO	7.68 m ²
Grand total: 4	156.67 m²



512m2

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.