



SOLD

TERRACE HOME WITH NO BODY CORPORATE !

Stylish near-new terrace residence built in 2020. Perfect for the investment portfolio, or looking to buy your first home with modern neutral tones throughout. Boasting an open plan kitchen, generous size living and dining area, opening out to the covered alfresco area with a picturesque nature reserve across the road.

Features include -

- 3 bedrooms generous size, master complete with a walk in robe & ensuite, ceiling fan & reverse cycle air conditioner
- Modern kitchen with stainless steel appliances including dishwasher & oven
- Open plan tiles living with reverse cycle air conditioner
- Main bathroom with bath, shower
- Single garage with remote roller & internal access
- Screens throughout
- Covered alfresco area
- This property is semi-detached, added bonus no body corporate applies

The property is situated in a quiet street with easy access to the local Primary School, Community College, Shopping Centre and great parks and playgrounds. Bus service to Browns Plains, Sporting field, Water play park for the doggies, Kid's adventure park just down the road, and water park, Coles and Woolworths.

Currently tenanted to 17/3/2023 at \$350 per week

3 BED | 2 BATH | 1 CAR

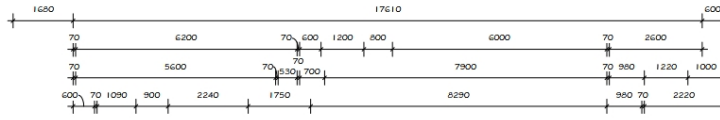
PRICE:
\$420,000

OPEN FOR INSPECTION:
N/A



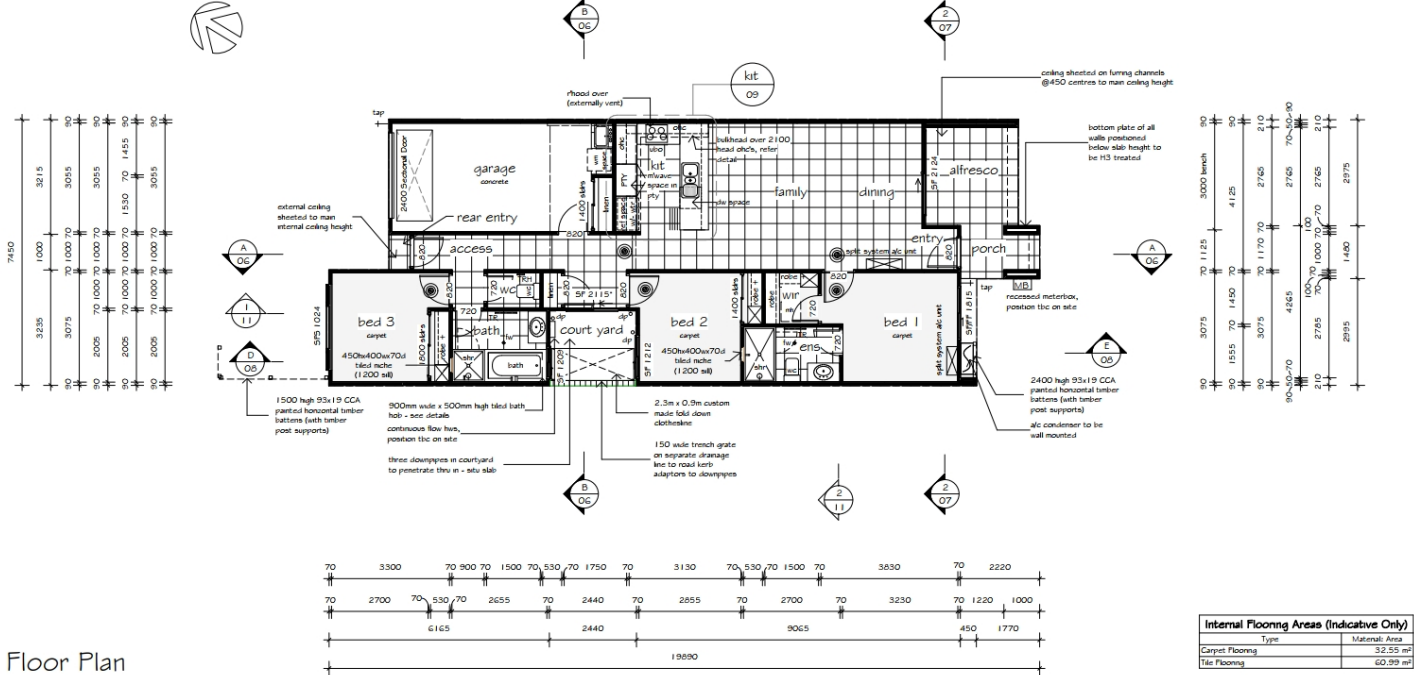
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Area Schedule		
Name	Area	Squares
alfresco	7.70 m ²	0.53
garage	19.76 m ²	1.13
main living	26.73 m ²	10.41
porch	3.33 m ²	0.36
rear entry	0.59 m ²	0.06
	128.16 m ²	13.72



Note:

- lift off hinges to w/c door
- provide 90° cold water processors to disp space
- sarking to external walls
- continuous flow lines, position to be confirmed
- mechanically vent rooms without natural ventilation
- all shower roses to be AA rated
- water pressure limited to 500kPa at the meter
- all ground drains to be > 100mm from gas bottle location
- reorganize to be positional where indicated in bathroom at 1100mm all for living of lowest rail (RS) and at 700mm all for living of toilet roll holder
- water connection into fridge space at 1900mm all
- fanrail to be level to one side of all stairways (1000mm or higher only)
- all opening windows in bedrooms with lift height of 5m or greater to be restricted to max 125mm opening
- refer to Colour Specification schedule for detailed external and external colour/materials



Floor Plan

Internal Flooring Areas (Indicative Only)		
Type	Material	Area
Carpet Flooring		32.55 m ²
Tile Flooring		60.99 m ²

SandSky
developments

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Please Read Carefully
This plan is for information only and is not intended to be used as a contract. All dimensions are estimates only and may not be exact measurements. These plans supersede all other previous plans or sketches.

Owner: _____
Witness: _____
Date: _____

LOT 357 SHERIDAN DRIVE, STAGE 1R, FLAGSTONE

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CURRENT REVISION/ISSUE DATE	A	26/05/2020
REAL PROPERTY DESCRIPTION	LOT 357 / SP 31 1427	

PLAN	KINGAROO (T) - MIDDLE		
DATE DRAWN	26/05/2020		
DRAWN	TOM	CHKD	DBM
JOB #:	7999		
SHEET #	03		

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.