13 SHERIDAN DRIVE, FLAGSTONE, QLD, 4280









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

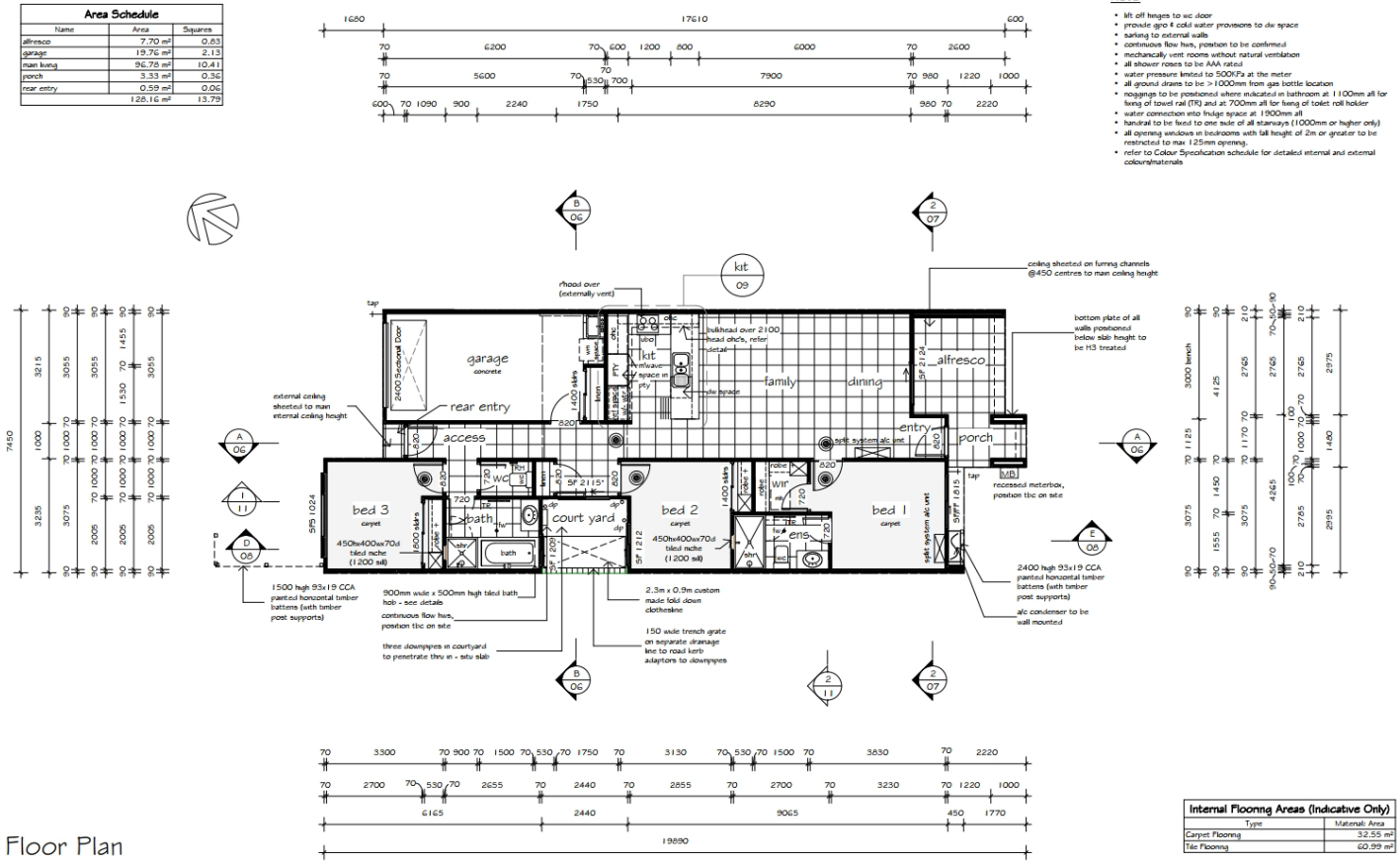


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Area Schedule		
Name	Area	Squares
alfresco	7.70 m²	0.83
garage	19.76 m²	2.13
main living	96.78 m²	10.41
porch	3.33 m²	0.36
rear entry	0.59 m²	0.06
	128.16 m²	13.79

Note:

- lift off hinges to wc door
- provide qmo 4 cold water provisions to dw space
- sarking to external walls
- continuous flow hws, position to be confirmed
- mechanically vent rooms without natural ventilation
- all shower roses to be AAA rated
- water pressure limited to 500KPa at the meter
- all ground drains to be > 100Dmm from gas bottle location
- noggings to be positioned where indicated in bathroom at 1100mm all for fixing of towel rail (TR) and at 700mm all for fixing of toilet roll holder
- water connection into fridge space at 1900mm all
- handrail to be fixed to one side of all stairways (1000mm or higher only)
- all opening windows in bedrooms with fall height of 2m or greater to be restricted to max 125mm opening.
- refer to Colour Specification schedule for detailed internal and external colours/materials



Floor Plan

Internal Flooring Areas (Indicative Only)	
Type	Material: Area
Carpet Flooring	32.55 m²
Tile Flooring	60.99 m²

SandSky developments
Ph: 1300 655 210
PO Box 3353
Helensvale TC 4212
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Please Read Carefully
This plan certified correct is the one referred to in the initial agreement and I understand changes hereafter may not be possible. These plans supersede all other previous plans or sketches.
Owner/s: .....
Witness: .....
Date: .....

LOT 357 SHERIDAN DRIVE, STAGE 1R, FLAGSTONE

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CURRENT REVISION / ISSUED DATE	A	26/05/2020
REAL PROPERTY DESCRIPTION	LOT 357 / SP 311427	

PLAN	KINGAROY (T) - MIDDLE 2019. 1			
FACADE	MONDO			
SCALE	1 : 100 on A3			
DATE DRAWN	26/05/2020	JOB #:	7999	
DRAWN	TOM	CHKD	DBM	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.

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