



SOLD

DOUBLE GARAGE, 3 BEDROOM, 2 LIVING, 2 BATHROOM DUPLEX - WITH NO STRATA FEES

Double garage, 3 bedroom, 2 living areas and 2 bathroom duplex, with very little or no, maintenance.

Perfect location to take advantage of highly desired schooling, shopping and the great outdoors. Located in the North Lakes State School Catchment area, this spacious home offers a fabulous lifestyle in the Park Vista estate!

This home includes three generously sized bedrooms all with built-in wardrobes, the master which includes air conditioner, ensuite and walk-in-robe. Modern open plan design with living flowing out to covered entertainment area and fully fenced yard. Additional living area which includes a ceiling fan, a perfect area for the kids to set up a family room. Quality kitchen with stone bench top and stainless-steel appliances. Double remote garage with internal access to the home.

Offering ample natural light, this open plan space simply delivers the best in family lifestyle and entertaining with large alfresco, and good size back yard for the family.

Property Features Include;

- Large air-conditioned open plan living/dining including ceiling fan
- Additional living which includes a ceiling fan, a perfect area for the kids to set up a family room
- Modern kitchen with dishwasher and plenty of cupboard space
- Master bedroom includes air conditioning, ceiling fan, built-in robe and ensuite
- 2 additional bedrooms include ceiling fans and mirrored built-in wardrobes
- Main bathroom includes bath with separate toilet
- Low maintenance fenced yard and undercover entertaining
- Double lock up garage with internal access

Just a short 5 minute drive to Westfield Shopping Centre Complex, train line and with easy access to the M1 motorway.

Rent pw \$450 increasing to \$460pw in March

3 BED | 2 BATH | 2 CAR

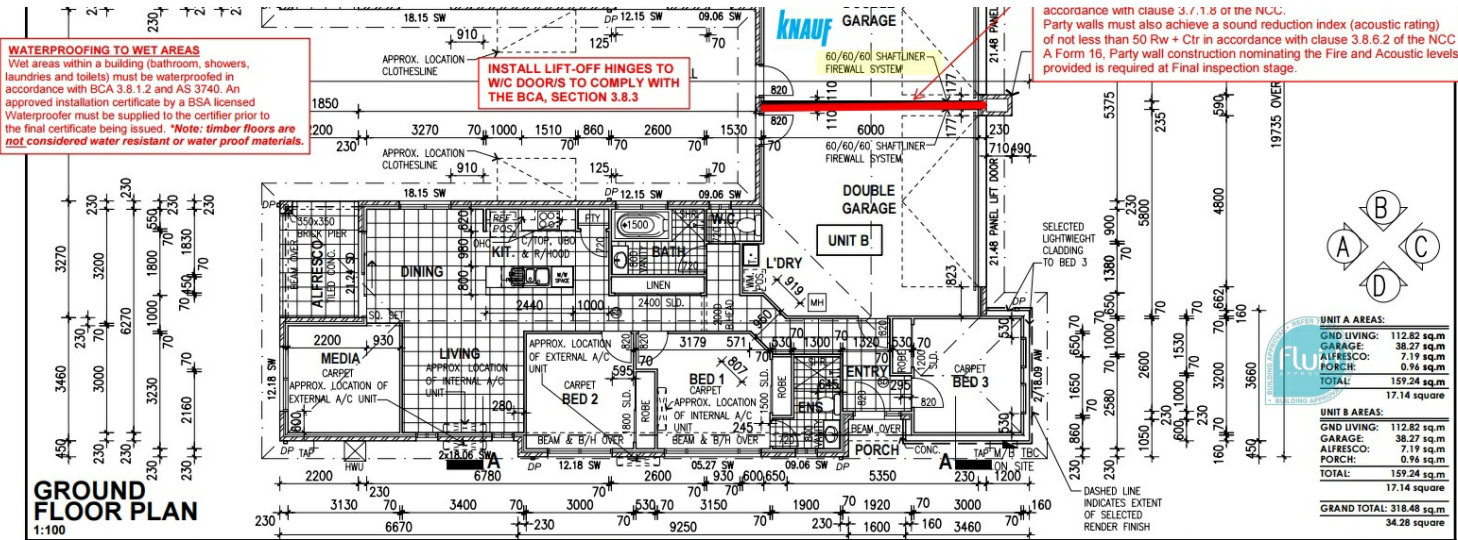
PRICE:
\$560,000

OPEN FOR INSPECTION:
N/A



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WATERPROOFING TO WET AREAS
 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.

INSTALL LIFT-OFF HINGES TO W/C DOORS TO COMPLY WITH THE BCA, SECTION 3.8.3

accordance with clause 3.7.1.8 of the NCC. Party walls must also achieve a sound reduction index (acoustic rating) of not less than 50 Rw + Ctr in accordance with clause 3.8.6.2 of the NCC A Form 16. Party wall construction nominating the Fire and Acoustic levels provided is required at Final inspection stage.

UNIT A AREAS:	
GND LIVING:	112.82 sq.m
GARAGE:	38.27 sq.m
ALFRESCO:	7.19 sq.m
PORCH:	0.96 sq.m
TOTAL:	159.24 square
17.14 square	

UNIT B AREAS:	
GND LIVING:	112.82 sq.m
GARAGE:	38.27 sq.m
ALFRESCO:	7.19 sq.m
PORCH:	0.96 sq.m
TOTAL:	159.24 sq.m
17.14 square	

GRAND TOTAL:	
	318.48 sq.m
	34.28 square

GROUND FLOOR PLAN
1:100

<p>PHONE: 07 5591 9111</p> <p>72 SMITH STREET SOUTHPORT QLD 4215</p> <p>ABN: 65 093 226 629 LIC No: 727 372</p> <p>© 2015 THESE PLANS ARE COPYRIGHT. MUST NOT BE REPRODUCED WITHOUT WRITTEN AUTHORIZATION & REMAIN THE SOLE PROPERTY OF HAYMAN HOMES</p>	<p>ROUGH DRAFT HOME DESIGN & BUILDING</p> <p>Plan by: ROUGH DRAFT HOME DESIGN AND BUILDING Ph: 0422 388 388 E: paul@roughdraft.com.au</p>	DESIGN: STRADBROKE 32	<table border="1"> <thead> <tr> <th>Issue</th> <th>Date</th> <th>Amendments</th> <th>Drawn</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>03.11.15</td> <td>WORKING DRAWINGS</td> <td>F.M.</td> </tr> <tr> <td>B</td> <td>04.11.15</td> <td>WORKING DRAWINGS AMENDMENTS</td> <td>D.A.</td> </tr> <tr> <td>C</td> <td>04.10.16</td> <td>FINAL WORKING DRAWINGS</td> <td>F.M.</td> </tr> <tr> <td>D</td> <td>10.10.16</td> <td>EER AMENDS</td> <td>F.M.</td> </tr> <tr> <td>E</td> <td>05.12.16</td> <td>REVISED PLANS</td> <td>D.A.</td> </tr> </tbody> </table>	Issue	Date	Amendments	Drawn	A	03.11.15	WORKING DRAWINGS	F.M.	B	04.11.15	WORKING DRAWINGS AMENDMENTS	D.A.	C	04.10.16	FINAL WORKING DRAWINGS	F.M.	D	10.10.16	EER AMENDS	F.M.	E	05.12.16	REVISED PLANS	D.A.	<p>Project Address LOT 13 MACADAMIA STREET, MANGO HILL</p> <p>Client Details HAYMAN HOMES</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.

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