



**SOLD**

**EXTRA LARGE HOME – IDEAL FOR THE  
EXTENDED FAMILY 31 SQ OF SPACIOUS LIVING  
- OWNER HAS PURCHASED ELSEWHERE-  
REDUCED TO \$ 700,000**

This well presented open plan brick & tile low set home is owner occupied and well looked after. This home is situated in a peaceful quiet neighbourhood, as such the peace and tranquility is guaranteed. With a 20 M frontage and beautifully landscaped gardens and this extra large home with a pleasing layout is ideal for the extended family who is looking to earn extra income while working from home. Suits who needs extra office space ,family day care from home etc. Ideally located within close proximity to shopping centre with new Woolworths, Railway station , doctors surgery ,university and schools

**PROPERTY FEATURES:**

- 5 bedrooms (main en-suite and Walk in Robe ) plus play room for kids
- 2 bathrooms (one two way bathroom plus en-suite)
- Walk in robe to main & wardrobes to all the bed rooms
- 2 Spacious Living areas
- Open plan kitchen
- Formal Lounge
- Ducted air conditioning and ceiling fans throughout ( plus extra split system)
- Spacious Indoor/Outdoor under cover area
- Security system and panic buttons installed
- Crim -safe security screens
- Extra-large double Lock up Remote Garage (2.5 garages)
- Fully landscaped
- Enclosed patio/ entertainment area or 3rd living area
- Gazebo / Bali hut – Ideal for outdoor spa
- 24 solar panels on the roof
- The property has 675M of flat land with over 20 m of frontage and the land is rectangular in shape
- Estimated rent is \$700.00 to \$750.00/ week ( Appraisal is available on request )

ABOUT MEADOWBROOK SUBURB

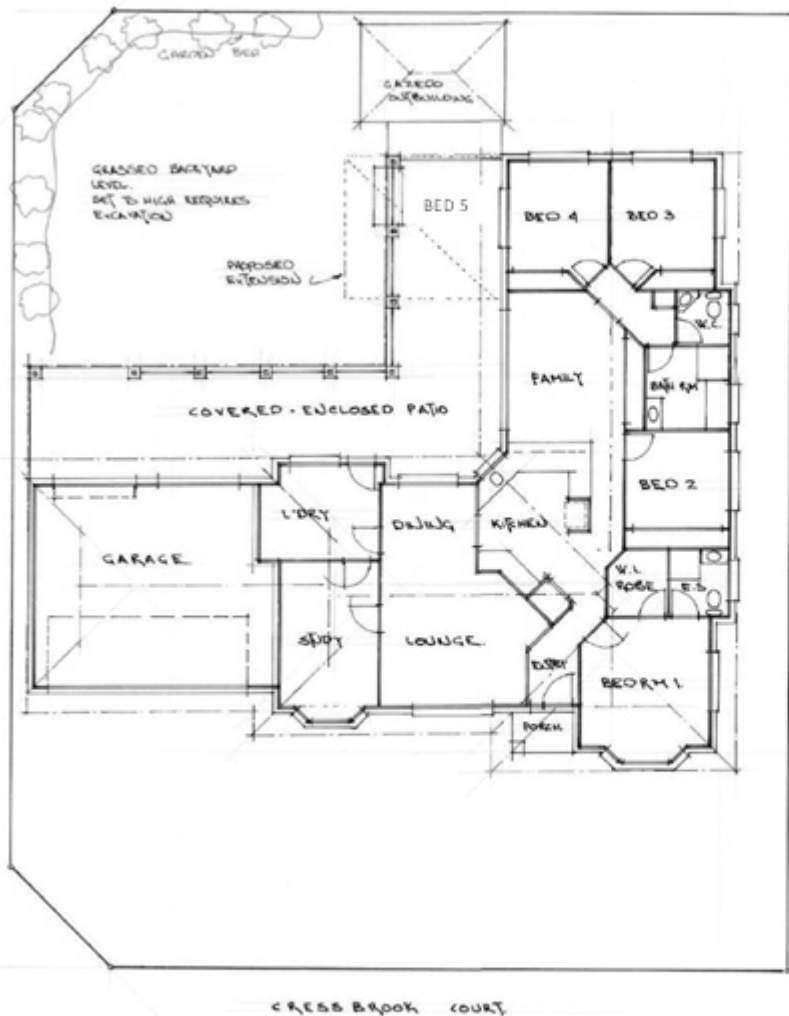
**5 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$699,000

**OPEN FOR INSPECTION:**  
N/A



**Godfrey & Niluka Warusevitane**  
**0401887386**  
godfrey@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



EXISTING FLOOR - SITE PLAN

**Real Property Description**

Lot - 440  
 RP - 250553  
 Parish - McKendle  
 County - Stanley  
 Site Area - 675m<sup>2</sup>  
 Local Authority - Logan City Council  
 Private Certifier - TIR Building Certifiers

Site Classification - R2  
 Property is located in an established residential area. Average lot size 650m<sup>2</sup>.  
 Local allotments have single detached dwellings, outbuildings and established gardens.

Floor Area	
Existing House	- 280.68m <sup>2</sup>
Garage	- 13.00m <sup>2</sup>
	<u>293.68m<sup>2</sup></u>
Proposed Extension	- 5.72m <sup>2</sup>
(Overall Building 20.68m <sup>2</sup> )	
Overall House	- 299.42m <sup>2</sup>

Site Cover - 44.2%

**Brief Description of Existing House**

Single detached house, single story, concrete slab on ground.  
 Original house built - 1997 more recent additions including double garage and enclosed covered patio at rear of building - 1999  
 Walls - face brick veneer  
 Frame - seasoned pine - 70mm throughout  
 Ceiling Height - 2430mm  
 Roof frame - timber framed trusses for concrete tiled roof, 600mm overhang, metal fascia band barge, roof pitch - 20°  
 Joinery - generally powder coated aluminium framed sliding windows and doors

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.