



SOLD

\$\$\$\$ ANOTHER ONE SOLD BY SARAH SCHULTZ
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\$\$\$ UNCONDITIONAL\$\$\$ ANOTHER ONE SOLD BY SARAH SCHULTZ . This home offers 4 large bedrooms upstairs with the main bedroom with a large walk in robe and a very alluring double sink ensuite. There is a 5th large bedroom downstairs with its on ensuite and wardrobe.

With Ducted air conditioning throughout, solar hot water, loads of storage space, 2 living areas separated, a good size deck for entertaining and large fenced side yard for playing, this corner block really has it all.

With this price guide, in this area, this close to everything in a quiet street, this really does represent GREAT VALUE so please call me now for your private inspections time including Saturday or Sundays..

Logan Hyperdome 1km
Primary School 500mtrs
Secondary School 500mtrs
Park 300mtrs
Bus 500mtrs
Sporting Facilittes 500mtrs

5 BED | 3 BATH | 2 CAR

PRICE:
\$561,000

OPEN FOR INSPECTION:
N/A



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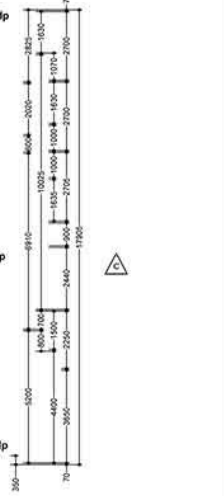
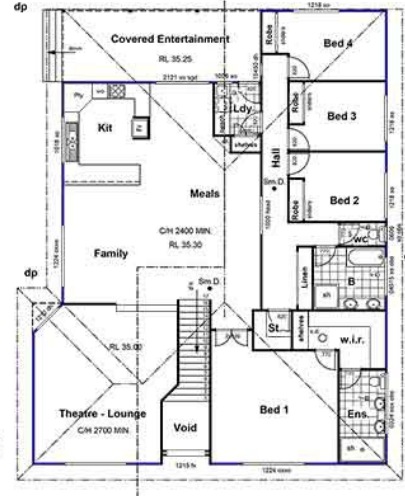
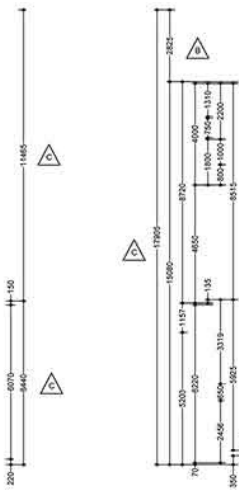
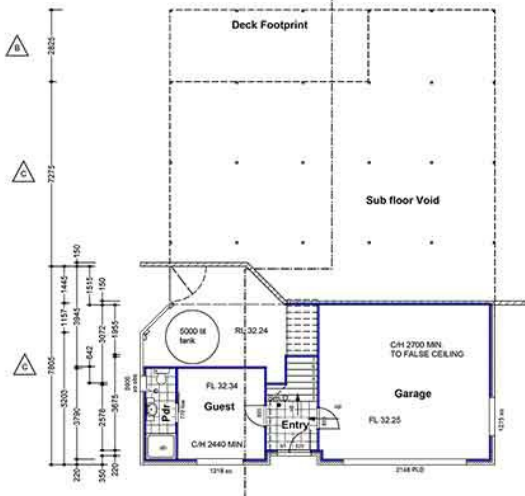
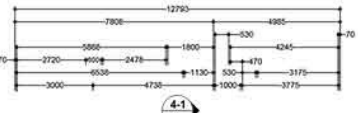
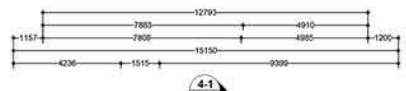
ENERGY EFFICIENCY NOTES

1. LIGHT COLOURED UPPER FLOOR SHEETING AND LOWER FLOOR BRICKWORK TO RESISTANCE
2. MEDIUM COLOURED ROOF SHEET
3. REFLECTIVE FOIL WRAP WITH WALL BATTES TO EXTERIOR OF TIMBER FRAME TO UPPER FLOOR WITH REFLECTIVE FOIL TO TIMBER FRAME ADJACENT TO LOWER FLOOR BRICKWORK
4. ANTI CON BLANKET TO UNDERSIDE OF ROOF SHEET

SUSTAINABILITY NOTES

CLASS 1 REQUIREMENTS

1. 6/3 TOILETS TO RESIDENCE
2. AAA SHOWERS TO RESIDENCE
3. LIGHTING - ENERGY EFFICIENT 80% OF ALL FITTINGS
4. HOT WATER - GREENHOUSE EFFICIENT SYSTEMS WITH PIPING TO BCA REQUIREMENTS AS REQUIRED BY LOCAL AUTHORITY
5. SUPPLEMENTARY WATER SUPPLY TO ALL WATER CLOSETS AND LAUNDRY FROM WATER STORAGE TANKS



FLOOR AREA (sq.m.)
 Living = 25.47
 Garage = 44.10
 TOTAL = 69.57

LOWER FLOOR PLAN

FLOOR PLAN NOTES

1. 150mm RETAINING WALL TO 1500 HIGH MAX
2. 5in D BRENCHES HANGROED SMOKE DETECTORS TO BCA REQUIREMENTS
3. 70mm MSP'S FRAMING THROUGHOUT
4. SECURITY TIMBER SLAT DOORS TO MATCH BUILDING EXTERIOR SCREENS

UPPER FLOOR PLAN

FLOOR AREA (sq.m.)
 Living = 213.95
 Covered Entertainment = 22.05
 TOTAL = 236.00

C	Residence redesigned to accommodate block
B	Residence relocated on block with bed 1, tv lounge, garage & guest modified
A	Issued for certification
ITEM	DESCRIPTION

ROBINSON'S DRAFTING SERVICE
 Keith Robinson - Mech. Eng. Cert.
 13 PORANG ST., SHAILER PARK
 Ph. & Fax : (07) 32097514
 Mobile : 0413 871 508
 Email : rdesign01@opulstnet.com.au

Proposed Residence for
Aspire Building Concepts Pty Ltd
 Lot 2 Celandine Street, Shailer Park

DATE	Keith Robinson	DWG.No:	(A2)
DRAWN	27/04/09	09-004	
SCALE	1 : 100		
CHECKED			
APPROVED			
REV	A B C		Sheet No. 04 of 09

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.

