

ADDRESS UPON REQUEST



SOLD

**PERFECT & BEAUTIFUL, AS NEW
MANUFACTURED "GLENDALE" HOME AT
CALOUNDRA - FOR OVER 50S 5 MINS TO BEACH
& MAJOR SHOPS / HOSPITALS**

This is the best home in the village!! It is absolutely beautiful, spotless & immaculate !
This "like" BRAND NEW, spacious, award winning, "Glendale" Home, with air-conditioning, is in
a very quiet & peaceful over 50s village at Caloundra.

FEATURES OF THE HOME INCLUDE:

- Air conditioning
- Ceiling fans x 4
- Located in a private cul-de-sac
- High ceilings in living areas
- New floor planking to living areas & both bedrooms
- Included: Washing machine, Refrigerator, Italian leather 3 seater lounge, TV in bedroom,
extendable dining table & 4 chairs and microwave (all as seen in photos)
- Security screens to all windows and doors
- Window locks on all windows
- Window tinting
- 2 TV points
- Extra power points
- Insulation in ceiling and walls
- 2 way bathroom
- Access to under house for storage
- 94 sqm under roof
- Instant gas hot water system
- Blinds on all windows
- Sensor lights
- Window locks
- Gas cook top and electric oven
- 2 x 45 Ltr Gas cylinders
- Quality fittings throughout
- Open plan living areas
- Large lounge area

2 BED | 1 BATH | 1 CAR

**PRICE:
\$359,500**

**OPEN FOR INSPECTION:
N/A**



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LEGEND

- ACU Airconditioning unit
- BL Bunker Light
- CBDW Centre window Between Door and Wall
- CBRW Centre window Between Robe and Wall
- CSW Centre window Between Walls
- CSD Cavity Sliding Door
- DP Downpipe
- DR Drawer
- ED Entrance Door
- EF/L Exhaust Fan/Light
- FGS Fixed Glass Screen
- FR Space for Fridge
- FW Floor Waste
- GCT Gas Cooktop as specified
- HWS Hot Water System
- LO LED - Oyster Light
- MS Microwave Shelf

VERANDAH CONSTRUCTION
 400x35 Roof Battens at 900 CRS.
 20x0.42 Ceiling battens at 450 CRS.
 90x90 F5 Tall Posts
 190x45 F7 Beams
 150x45 E13 Rattlers at 900 CRS

CARPOT CONSTRUCTION
 45x90 F5 Roof Battens at 900 CRS.
 89x89x3.5 SHS D-GAL Tall Posts
 210x45 E13 End Beams
 **240x45 E13 Side Beam **
 (2 single spans at 4695mm each)
 190x45 F7 Plank Plate
 140x45 F7 Rattlers at 900 CRS

ID	TYPE	SPAN	LENGTH
RB1	150x45 E13 EACH SIDE	2950	3160

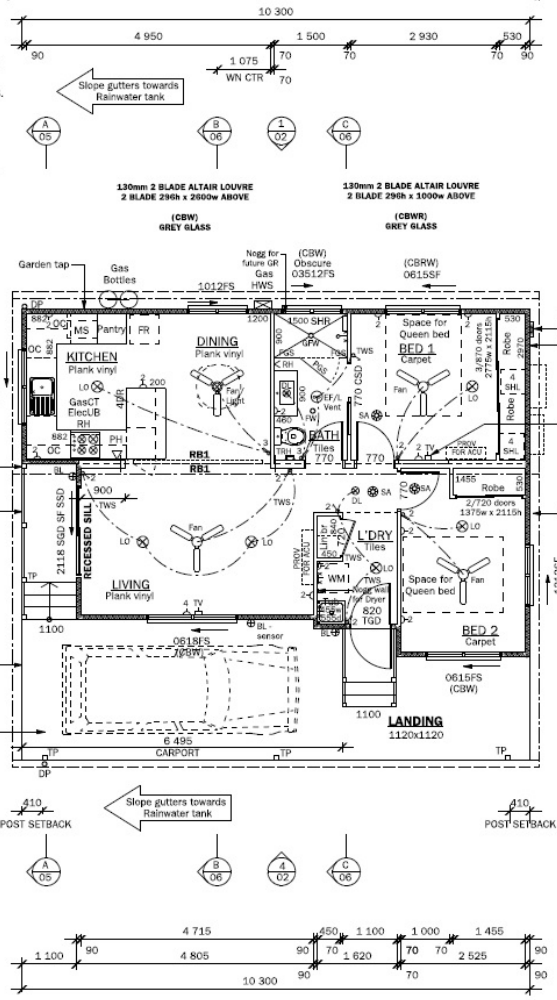
2 STRAPS EACH SIDE OF RIDGE BEAM
 4 NAILS EACH END OF STRAP

VERANDAH
 Skillion roof over
 LINED
 Built on main chassis
 No step down
 2.4 m x 1.1 m

CARPOT
 5° Skillion roof
 UNLINED
 (Site built)
 10.30m x 2.85m

Concrete floor by Client

- 2700 Raked Ceilings to Kitchen / Dining / Bed 1 - Flat Ceilings to Bathroom - 2400 Raked Ceilings to Living / L' dry / Bed 2 - 15° and 0° Pitch Skillion roofs - 150 eaves to sides 200 eaves to ends - 75mm Foil faced blanket to roof - R1.5 insulation to external walls



- NOTE - ENERGY EFFICIENCY:**
 All external windows and doors in air-conditioned areas to have weather-tight seals to NCC 3.12.3.3.
- NOTE - SMOKE ALARMS:**
 Smoke alarms to be interconnected in accordance with NCC cl. 3.7.2.2 & be photoelectric to comply with AS 3786.
- NOTE - SLIP RESISTANCE (CLASS 3):**
 Surfaces of stair treads, ramps and landings to have a slip-resistant finish as per NCC cl. 3.9.1.4 and AS 4586.
- NOTE - CORROSION PROTECTION:**
 ALL EXPOSED STRUCTURAL STEEL TO BE PROTECTED IN ACCORDANCE WITH NCC 3.4.4.4 AND AS2312.
- NOTE - EXHAUST FANS:**
 Bathroom exhausts to be externally vented to NCC CL 3.8.7.3 or roof space to be ventilated to NCC CL 3.8.7.4.

- GENERAL NOTES:**
- 1 DIMENSIONS TO BE CHECKED BY BUILDER
 - 2 NGL TO FFL = 523 MAX
 - 3 TIMBER FRAME
 - 4 TOILET DOOR TO HAVE LIFT-OFF HINGES
 - 5 ROOF LINE
 - 6 BUTTERFLINE
 - 7 TRANSPORT WIDTHS = 3745 AND 3440
 - 8 TRANSPORT HEIGHTS = 4090 AND 3491
 - 9 BUILDING CLASSIFICATION = CLASS 2A

WATER SUPPLY REQUIREMENTS:
 WHERE REQUIRED BY LOCAL GOVERNMENT, RAINWATER TANKS TO COMPLY WITH THE QUEENSLAND DEVELOPMENT CODE (QDC) MP 4.2 - RAINWATER TANKS AND OTHER SUPPLEMENTARY WATER SUPPLY SYSTEMS

WET AREAS: ALL WET AREAS TO BE IN ACCORDANCE WITH NCC PART 3.8.1

GAS HWS: GAS HOT WATER SYSTEMS, WHERE INSTALLED, TO BE FITTED IN ACCORDANCE WITH REQUIREMENTS OF AS 5001

GLAZING: ALL GLAZING IN BUILDING TO COMPLY WITH THE REQUIREMENTS OF AS1288 "GLASS IN BUILDINGS - SELECTION & INSTALLATION"

SUSTAINABLE BUILDING REQUIREMENTS:
 MINIMUM 3-STAR WELS RATED SHOWER ROSE, MINIMUM 3-STAR WELS RATED TAPWARE TO KITCHEN SINKS, BASINS AND LAUNDRY TUBS, MINIMUM 4-STAR WELS RATED DUAL FLUSH TOILET, MIN. 80% U.S. ACHIEVED OF FLOOR AREA SERVED BY ENERGY EFFICIENT LIGHTING TO COMPLY WITH THE QUEENSLAND DEVELOPMENT CODE (QDC) MP 4.1 - SUSTAINABLE BUILDINGS

TERMITE RESISTANCE: ALL PRIMARY BUILDING ELEMENTS TO COMPRISE ONLY TERMITE RESISTANT MATERIALS, AS PER NCC PART 3.1.3 AND AS 3686. TERMITE BARRIER SYSTEM IS ACHIEVED BY SUB-FLOOR COLUMN DESIGN. REFER TO DRAWING FORM AND ENGINEER'S CERTIFICATE. BUILDING TO BE SITUATED TO ALLOW FOR ADEQUATE VISUAL INSPECTION. WHERE PERIMETER SKIRTING IS INSTALLED, A MANHOLE MUST BE PROVIDED FOR ACCESS.

CLIENT: PALM VILLAGE
 ADDRESS: SITE 87, 63 CALOUNDRA ROAD, LITTLE MOUNTAIN QLD 4551
 APPROVED FOR CONSTRUCTION BY: DATE: CUSTOMER OR AUTHORISED AGENT:
 DESIGN: CUSTOMER'S PROPOSED RESIDENCE, TIMBER FRAME
 BUILDING DESIGN RATING: N3 (W41N) ASSIGNED SITE RATING: N3 (W41N) CUSTOMER TO COMPLY
 LIVING AREA: 63.79 m² TOTAL AREA: 94.25 m²

NOTE - PERIMETER SKIRTING:
 Selected Colorbond perimeter skirting to be installed to sub-floor as indicated. A manhole must be provided between skids for termite inspection.

NOTE - GUTTERS:
 175mm QUAD GUTTERS

NOTE:
 * Provision for 1kW Solar PV system

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.

