



FOR SALE

LIFESTYLE BASE: STYLISH SHOUSE WITH SERIOUS SHED AND BULK WATER, ON 5 ACRES

WOW - Wedged between the Bunya Mountains and Kingaroy on five FLAT & FLOOD-FREE acres of land, this quality-built shouse plus second large shed offers an ideal mix of comfortable modern living, serious shed space, and easy rural lifestyle.

If you're looking for a move-in-ready home base, or you need a home to live in while you build your dream home.

Perfect for travellers, people looking to build, or those needing a serious home base - this one's for you!

The living quarters are stylish, practical, and low-maintenance, and being near-new, you're sure to be shocked by the quality of everything packed inside. With a bedroom with storage, a two-way bathroom, modern kitchen and dining area, air-conditioning, and an outdoor area to enjoy the peaceful surrounds, you'll be right at home. There's even another two bays for additional living space.

Over in the other shed, there's so much room for toys - plenty of power points, multiple personal access doors, and a large drive-through bay designed to house a caravan without needing to disconnect. Drive out and around the landscaped turning circle with ease, and forget about the headaches of reversing your caravan, vehicles, or trucks.

This property is fully fenced and well set up, with over 100,000 litres of rainwater storage, a 50-foot bore plumbed to a header tank, irrigation and taps across the property to the landscaped gardens, a productive vegetable patch, and abundant birdlife (over 25 species).

Key features:

- Five acres of flat, fully fenced lifestyle land
- Modern shouse with comfortable, modern living quarters
- Bedroom, two-way bathroom, kitchen and dining area
- Shutters, crim-safe on main windows
- Air-conditioning and outdoor living area

1 BED | 1 BATH | 8 CAR

PRICE:

O/O \$650,000 Contact Julian

OPEN FOR INSPECTION:

N/A



Julian Gregson

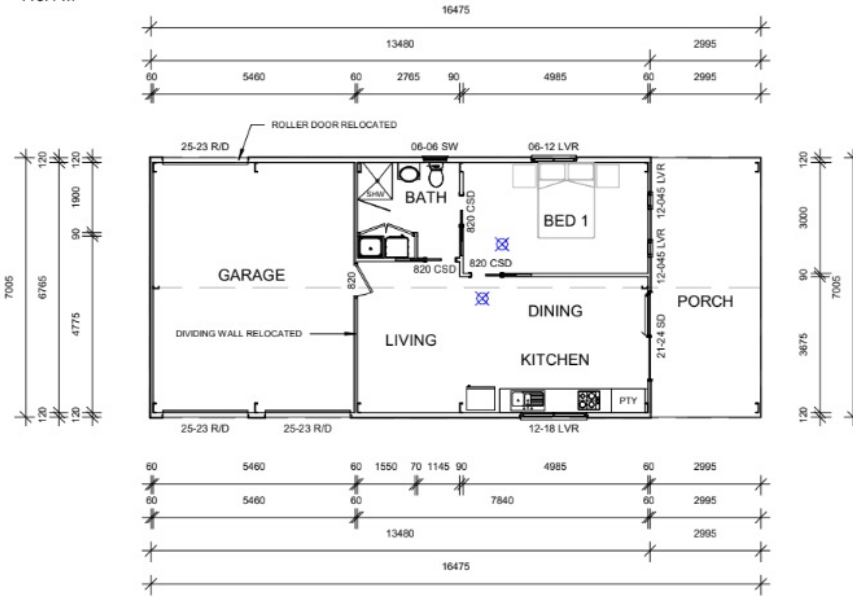
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FLOOR AREAS

Living Area	55.8 m ²
Garage Area	38.7 m ²
Porch Area	21.0 m ²
Grand total	115.4 m ²



- COMPLIANCE NOTES:**
1. Stairs are to comply with NCC V2 Part 3.9.1
 2. Handrails/Balustrades to comply with NCC V2 Part 3.9.2
 3. WC Doors to comply with NCC V2 Part 3.8.3
 4. All wet areas to comply with NCC V2 Part 3.8.1
 5. Lighting to comply with NCC V2 Part 3.8.4
 6. Ventilation to comply with NCC V2 Part 3.8.5
 7. Termite protection to comply with NCC V2 Part 3.1.3
 8. Masonry Construction to comply with NCC V2 Part 3.3
 9. All workmanship and materials to comply with all relevant Australian Standards and the Building Code of Australia
 10. All glazing in buildings to comply with the requirements of Part 3.6 BCA Housing Provision and AS 1288:1994. A glazing certificate from the manufacturer for compliance with AS 1288 must be provided on completion
 11. Toilet swing doors are to open outwards or be fitted with lift off hinges in accordance with Part 3.8.3.3 of the NCC V2

BUILDERS TO NOTE:
All levels and dimensions are to be checked and verified on site prior to the commencement of any building work or production of shop drawings. All design and construction methods and materials to be in accordance with:
The National Construction Code (NCC), the Queensland Development Code (QDC), the building act 1975, current issues of Australian standards & manufacturer's specifications and installation details for materials and product used.
Do not scale drawings. Figured dimensions take precedence over scale. **# IN DOUBT, ASK!!**

- LEGEND:**
- NEW STEEL PFC BEAM
 - SHS POST
 - BEARER AS PER FRAMING PLAN
 - STUD WALL
 - BLOCKWORK WALL
- NOTE:** ALL WINDOW AND SLIDING DOOR SIZES ARE HEIGHT x WIDTH
- SW SLIDING WINDOW
 - FD FRENCH DOOR
 - LVR LOUVRE WINDOW
 - FX FIXED WINDOW
 - SD SLIDING DOOR
 - AW AWNING WINDOW
 - DH DOUBLE HUNG
 - GB GLASS BRICKS
 - C CASEMENT
 - OB OBTUSURE GLASS
 - SD SMOKE DETECTOR

SMOKE ALARMS TO BE IN ACCORDANCE WITH AS3786-2014

1 PROPOSED FLOOR PLAN

1 : 100

NOT FOR CONSTRUCTION
CONSTRUCTION PLANS ISSUED AT COMPLETION OF SURVEY BY LICENSED SURVEYOR

<p>Designer Planning M: 07 3087 5332 E: info@designerplanning.com.au W: www.designerplanning.com.au</p>	<table border="1"> <thead> <tr> <th>ISSUE</th> <th>DESCRIPTION</th> <th>DATE</th> <th>AUTHOR</th> <th>PROJECT</th> </tr> </thead> <tbody> <tr> <td>1C</td> <td>DRAFT FLOOR PLANS</td> <td>18.01.2023</td> <td>TN</td> <td>SHED FIT-OUT</td> </tr> </tbody> </table>	ISSUE	DESCRIPTION	DATE	AUTHOR	PROJECT	1C	DRAFT FLOOR PLANS	18.01.2023	TN	SHED FIT-OUT	<p>Page 1 / 1</p> <p>1 Level LYNETTE ENGLISH 923 ELLESMERE ROAD ELLESMERE</p>	<table border="1"> <tr> <td>PAGE No:</td> <td>A001</td> </tr> <tr> <td>DWG BY:</td> <td>TN</td> <td>CHECKED BY:</td> <td>TN</td> </tr> <tr> <td>SCALE:</td> <td>As indicated</td> </tr> <tr> <td>JOB No:</td> <td>23-216</td> </tr> </table> <p><small>Copyright Designer Planning QBCS License No. 12291263 ADRN: 51 136 716 886</small></p>	PAGE No:	A001	DWG BY:	TN	CHECKED BY:	TN	SCALE:	As indicated	JOB No:	23-216	<p>All design, construction methods and materials to be in accordance with:</p> <ul style="list-style-type: none"> - The Building Code of Australia (BCA); - The Queensland Development Code (QDC); - Building Regulations; - Current issues of Australian Standards & Manufacturer's specifications and installation details for materials used.
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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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