923 ELLESMERE ROAD, ELLESMERE, QLD, 4610

SOLD

LIFESTYLE BASE: STYLISH CERTIFIED SHOUSE WITH SERIOUS SHED & 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.

100% council approved dwelling ready to live in. 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:
$670,000

OPEN FOR INSPECTION:
N/A

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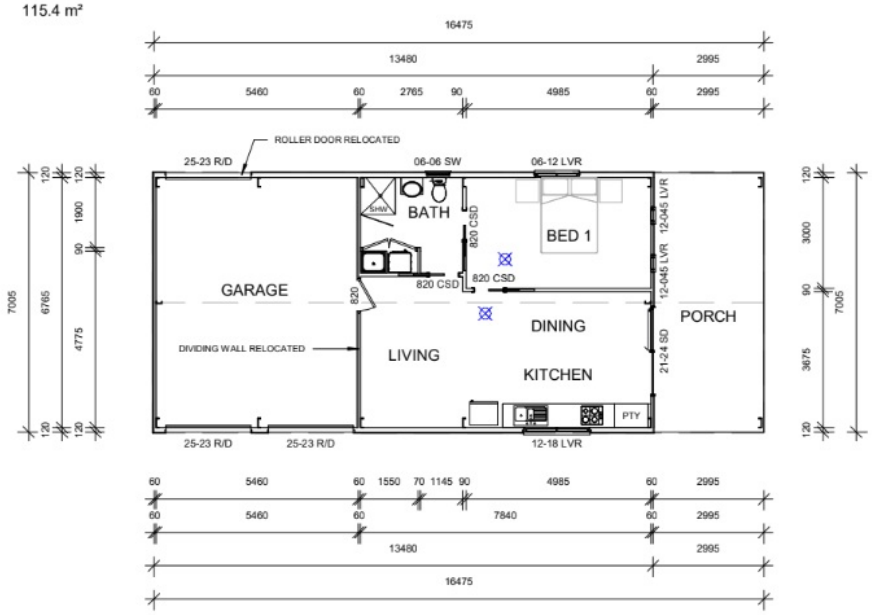
FLOOR AREAS

Living Area	55.8 m²
Garage Area	38.7 m²
Porch Area	21.0 m²
Grand total	115.4 m²



1 PROPOSED FLOOR PLAN

1 : 100

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.
IF IN DOUBT, ASK!!!

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
OBS	OBSCURE GLASS
SD	SMOKE DETECTOR

SMOKE ALARMS TO BE IN ACCORDANCE WITH AS3786-2014

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

DESIGNER PLANNING

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ISSUE	DESCRIPTION	DATE	AUTHOR
1C	DRAFT FLOOR PLANS		

PROJECT: SHED FIT-OUT
CLIENT: LYNETTE ENGLISH
SITE ADDRESS: 923 ELLESMERE ROAD ELLESMERE

PAGE No:	A001
DWG BY:	TN
CHECKED BY:	TN
SCALE:	As indicated
JOB No:	23-216

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All design, construction methods and materials to be in accordance with:
- 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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