



## FOR SALE

### PRIME FAMILY LIVING IN THE HEART OF MORAYFIELD

Welcome to 13 Bloomfield Street, Morayfield – a well-presented 4-bedroom, 2-bathroom home offering comfort, space, and convenience for modern family living. Positioned on a generous 400m<sup>2</sup> block, this property is perfect for families as it boasts an extra two living areas that are not typically found in a standard four-bedroom home.

Step inside and discover a practical, family-friendly layout featuring four spacious bedrooms, two well-appointed bathrooms, and three light-filled living areas designed for everyday comfort. The master bedroom includes a walk-in wardrobe and private ensuite, while the functional floorplan provides plenty of space for the whole family to relax and unwind.

The kitchen is second to none. Perfect for those who love to entertain, this fantastic modern kitchen offers everything you could want, complemented by a magnificent butler's pantry that provides exceptional storage and preparation space. A separate laundry with ample storage further enhances the home's practicality and convenience.

Outside, the fully usable backyard offers ample room for children and pets to play, while also providing the perfect setting for weekend barbecues and outdoor gatherings.

#### Property Features:

- 4 queen-size bedrooms
- Master bedroom with walk-in wardrobe and ensuite
- 2 modern bathrooms
- 3 light-filled living areas
- Butler's pantry
- Separate laundry with plenty of storage
- Spacious family-friendly floorplan
- 400m<sup>2</sup> block with low-maintenance yard
- Plenty of space for entertaining and outdoor living

Conveniently located close to schools, childcare centres, parks, public transport, and Morayfield Shopping Centre, this home offers easy access to everything you need. The Bruce Highway is also just minutes away, making commuting to Brisbane or the Sunshine Coast a breeze.

4 BED | 2 BATH | 0 CAR

#### PRICE:

A family home like no other!

#### OPEN FOR INSPECTION:

Jun 18 at 5:00pm - 5:30pm



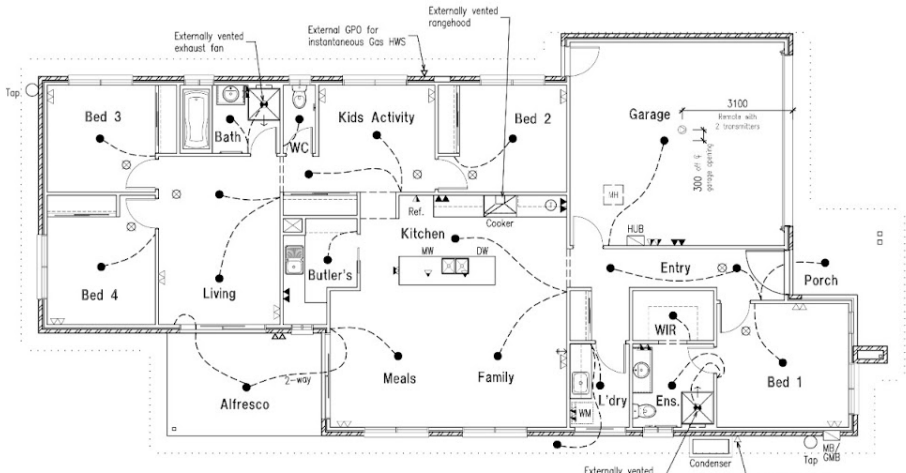
**Janice Minihan**

**0436391146**

janicem@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)

**QUEENSLAND MASTER WORKING DRAWING ISSUE STAMP**  
 DATE OF ORIGINAL ISSUE: \_\_\_\_\_ DATE OF ORIGINAL ISSUE: \_\_\_\_\_  
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**ELECTRICAL PLAN** SCALE: 1:100

ELECTRICAL LEGEND		POSITIONS INDICATIVE ONLY
▽	Single G.P.O. @ 300mm	
▽▽	Double G.P.O. @ 300mm	
▽	Single G.P.O. @ 700mm	
▽▽	Double G.P.O. @ 700mm	
▽	Single G.P.O. @ 1100mm	
▽▽	Double G.P.O. @ 1100mm	
▽	Double G.P.O. for island bench @ height determined by electrician	
▽	Single G.P.O. @ 1400mm	
▽▽	Double G.P.O. @ 1400mm	
▽	Double G.P.O. @ 1400mm vertically stacked	
▽	Single external G.P.O. @ height determined by electrician	
▽▽	Double external G.P.O. @ height determined by electrician	
○	Single G.P.O. in roof space	
●	Double G.P.O. in roof space	
○	Single G.P.O. to ceiling	
○	Double G.P.O. to ceiling	
○	Light outlet & single G.P.O. in roof space	
○	Junction Box	
○	Cat x ceiling light outlet (Where x denotes category of lighting)	
○	Cat x external wall-mounted light outlet (Where x denotes category of lighting)	
○	Cat x pendant light outlet (Where x denotes category of lighting)	
○	LED Downlight	
○	Single Fluro Light	
○	Double Fluro Light	
○	Cat x internal wall-mounted light outlet (Where x denotes category of lighting)	
○	Cat x external wall-mounted light outlet (Where x denotes category of lighting)	
○	External Directional Light	
○	Twin External Directional Light	
○	Fan/Light/Heat unit - 2 element	
○	Fan/Light/Heat unit - 4 element	
○	Exhaust fan	
○	Ceiling sweep fan with light	
○	Ceiling sweep fan (no light)	
○	Smoke detector	
○	Data point	
○	Telephone point	
○	Television point	
○	Alarm unit (sensor & keypad locations as nominated)	
○	Door bell	
○	Intercom unit	
○	Ducted vacuum point	
○	Ducted vacuum motor	
○	550mm x 550mm man hole	
○	Meter box	
○	Electric Hot water system	
○	Gas Hot water system	
○	External water tap	
○	External reticulated water tap	
○	Refrigerator water tap	
○	Capped gas point	
○	Capped water point	

**Burbank**

36 Aberdeen Rd, Albion 3018 Phone: 03 9328 0333 Fax: 03 9328 0222  
 Email: build@burbank.com.au Web: www.burbank.com.au

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PROPOSED **Balmoral 220 Delta (Eclipse 2018)**  
 LOCATION Lot 343 (#13) Bloomfield Street Morayfield  
 FOR C. Carruthers  
 DRAWN BY **ELECTRICAL LAYOUT**

NO.	DATE	DETAILS
A	08/03/21	Contract Issue
B	09/04/21	Rev. Contract Issue - including alternates and details.
C	08/06/21	Construction Issue

164512  
**A5**  
 SHEET 5 OF 8 REV C

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.

**Janice Minihan**  
 0436391146  
 janicem@atrealty.com.au  
 www.atrealty.com.au

