

**SOLD**

## NOTHING TO DO HERE - JUST MOVE IN!

This is a lovely quality home, just over a year old and built on a 407 sqm block located in a quiet area of Sandstone Lakes and has been kept in pristine condition by the owners. The home has been designed for open plan living with the kitchen, dining and lounge opening up to a North facing undercover alfresco area overlooking peaceful landscaped gardens.

Everything has been done for you, so do your sums and add it all up, it would be almost impossible to build this home with all of these quality inclusions for this price in this location. Located close to the Bruce Highway, this home would be ideal for commuters to Brisbane or the Sunshine Coast. Only five minutes to Bribie Island, the beach, shopping centres, hotel and day care centre. Ideal for retirees, first home buyers, downsizers or investors!

The home has three good sized bedrooms (master with en-suite and walk-in wardrobe), two bathrooms and double garage. The kitchen is absolutely gorgeous with Caesar stone bench tops, large walk in pantry and soft closing drawers. Beautiful neutral floor tiles flow throughout the living areas with neutral carpeting to the bedrooms. Look at these extra features:

- Travertine tiles to bathrooms
- Reverse cycle air conditioning & ceiling fans
- Deep soaker bath to family bathroom
- Sliding doors from garage to garden
- Window coverings
- Underground sprinkler system and shed
- 1.6 kw solar panels (quality German inverter)
- Tinted windows (North facing)
- Security doors and windows

Don't delay, call Geoff (your local agent) on 0414 230 130 today to arrange your private inspection.

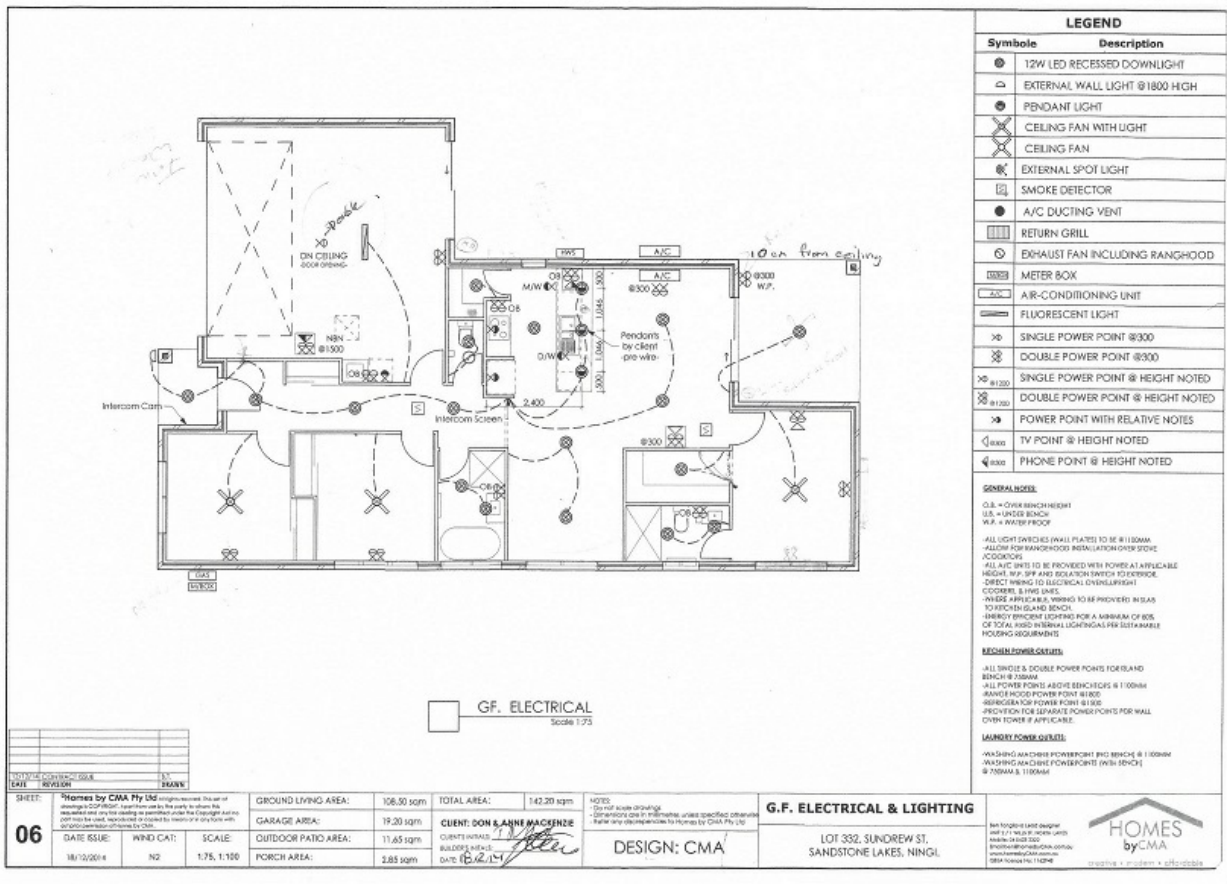
**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$380,000**

**OPEN FOR INSPECTION:**  
**N/A**



**Geoff and Rose Tutt**  
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LEGEND	
Symbol	Description
●	12W LED RECESSED DOWNLIGHT
○	EXTERNAL WALL LIGHT @ 1800 HIGH
●	PENDANT LIGHT
⊗	CEILING FAN WITH LIGHT
⊗	CEILING FAN
⊗	EXTERNAL SPOT LIGHT
⊗	SMOKE DETECTOR
●	A/C DUCTING VENT
⊗	RETURN GRILL
⊗	EXHAUST FAN INCLUDING RANGHOOD
⊗	METER BOX
⊗	AIR-CONDITIONING UNIT
⊗	FLUORESCENT LIGHT
⊗	SINGLE POWER POINT @300
⊗	DOUBLE POWER POINT @300
⊗	SINGLE POWER POINT @ HEIGHT NOTED
⊗	DOUBLE POWER POINT @ HEIGHT NOTED
⊗	POWER POINT WITH RELATIVE NOTES
⊗	TV POINT @ HEIGHT NOTED
⊗	PHONE POINT @ HEIGHT NOTED
<b>GENERAL NOTES:</b>	
O.B. = OVER BENCH HEIGHT	
U.B. = UNDER BENCH	
W.P. = WATER PROOF	
ALL LIGHT SWITCHES SHALL BE PROVIDED TO BE 8 (EIGHT) INCHES FROM RANGEHOOD INSTALLATION OVER STOVE ACCORDING TO AS/NZS 3000:2018	
ALL A/C UNITS TO BE PROVIDED WITH POWER AT A RELEASABLE HEIGHT W.P. S/F AND ISOLATION SWITCH TO EXTERIOR. DIRECT WIRING TO ELECTRICAL OVERHEADS/STAIRS TO KITCHEN ISLAND BENCH.	
BENCHES/ISLAND BENCHES TO BE PROVIDED IN ASIAN CUISINE TO PROVIDE LIGHTING FOR A MINIMUM OF 80% OF TOTAL BENCH LENGTH LIGHTING PER ESTIMABLE FIXTURE REQUIREMENTS.	
<b>BENCH POWER OUTLETS:</b>	
ALL TRIPLE & DOUBLE POWER POINTS FOR ISLAND BENCH @ 750MM	
ALL POWER POINTS ABOVE BENCH TOPS @ 1100MM	
KITCHEN ISLAND BENCH @ 1100MM	
BENCHES/ISLAND BENCHES @ 1100MM	
PROVIDE SPECIFIC POWER POINTS FOR WALL OVER POWER IF APPLICABLE.	
<b>LAUNDRY POWER OUTLETS:</b>	
WASHING MACHINE POWER POINT @ 1100MM	
WASHING MACHINE POWER POINTS (WALL BENCH) @ 750MM & 1100MM	

NO.	DATE	REVISION
06	18/12/2024	ISSUE FOR PERMIT

GROUND LIVING AREA:	106.90 sqm	TOTAL AREA:	142.20 sqm
GARAGE AREA:	19.20 sqm	CLIENT: DON & ANNE MACKENZIE	
OUTDOOR PATIO AREA:	11.65 sqm	BUILDER: M&S	
PORCH AREA:	2.85 sqm	DATE: 18/12/24	

NOTES:  
 - For scale drawings  
 - All dimensions are in millimetres, unless specified otherwise  
 - Refer any discrepancies to Homes by CMA Pty Ltd

DESIGN: CMA

**G.F. ELECTRICAL & LIGHTING**

LOT 332, SUNDREW ST,  
SANDSTONE LAKES, NINGI

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**HOMES by CMA**  
 creative • inspired • affordable

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.