



SOLD

FORREST GARDENS AFFORDABLE BEAUTY!

Located in a quiet close in Mount Sheridan this Block rendered and gyp-rocked home is fresh to the market and priced to sell. The property features Three bedrooms (one with walk through robes and one with built in robes) and a large open plan living area with a good size kitchen. There is a 2 way bathroom and a separate toilet plus a good size internal laundry. A great feature is the lock up garage has a secure storage area adjoining it and the covered outdoor area at the rear is private and looks over the low maintenance gardens. Fully tiled throughout and freshly painted just recently this air-conditioned home is a great first home or stacks up as an investment being currently rented at \$340 per week with a great tenant. Close to Public transport, shops and playgrounds this is great buying in one of Cairns sought after estates. Call to inspect ASAP!

3 BED | 1 BATH | 0 CAR

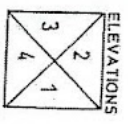
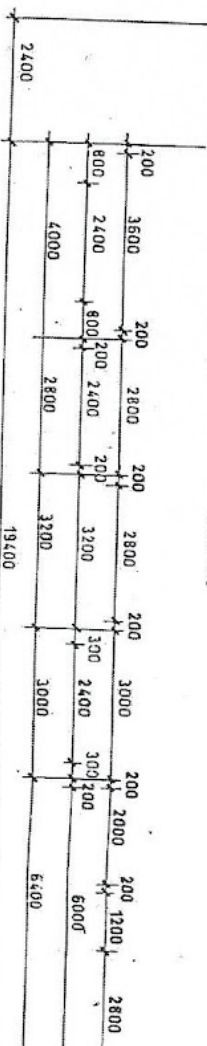
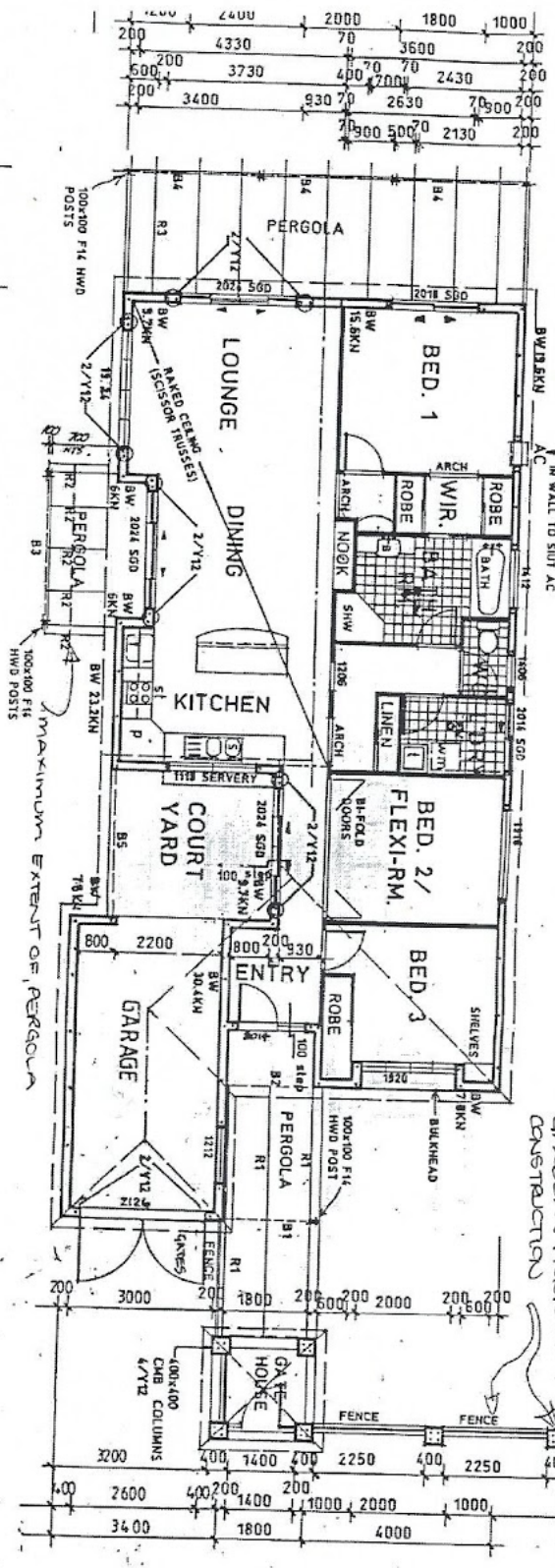
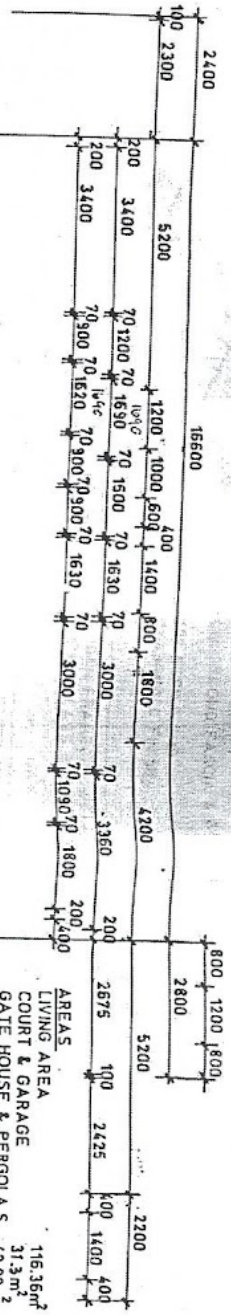
PRICE:
\$306,000

OPEN FOR INSPECTION:
N/A



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REQUIRED 62KN PROVIDED 62.6KN SPACING 8100



BEAM & RAFTERS SCHEDULE
 B1 - 150x75 F14 HWD
 B2 - 150x75 F14 HWD
 B3 - 150x75 F14 HWD
 B4 - 150x75 F14 HWD
 B5 - 150x75 F14 HWD
 R1 - 150x38 F14 HWD
 R2 - 100x38 F14 HWD
 R3 - 100x38 F14 HWD

REQUIRE FULL DETAILS OF FRONT FENCE TO BE SUBMITTED TO FOREST GARDENS PRIOR TO CONSTRUCTION

AREAS:
 LIVING AREA 116.36m²
 COURT & GARAGE 31.3m²
 GATE HOUSE & PERGOLAS 42.92m²

ONLY FOR PURPOSES OF FOREST GARDENS COVENANT

APPROVED BY: *M. Christopher*

DATE: 12/12/16

SUBJECT TO CONDITIONS NOTED ON PLAN

See above 21/11/16

DAVID MCCOY HOME

SITE 10
 per Minie Steel & Sheehan
 Ph: (070) 311933
 McCoy Construction Pty Ltd

PROPOSED R FOR
 DAVID MCCOY HOME
 VILLA DISPLAY
 LOT 207 MELIA
 FOREST GARDENS

REGION C
 TERRAIN CAT. 3
 DESIGN WIND SPEED
 SITE CLASSIFICATION

UNUSUAL DESIGN:
 The concrete masonry drawings have been designed with SOLID BRICK HOUSE with Part 42, Clause B1.3 & Building Code of Australia. They have been prepared on the basis that for all masonry work the products will be used and a certificate of approval from the manufacturer's product alternative certification should be obtained.

BLACKWORK NOTES:
 200 C.A.B. External walls
 2 Course bond beam 2/71
 3 course lintels 2/712 etc
 Dotted in blackwork denote 1200 c/c's @ sides of ope

TERRITE TREATMENT NOTE
 ALL TRUSSES TO BE MADE OF NON-SUSCEPTIBLE TREATED TIMBER OR L.O.S.P. TREATED LEVEL.
 ALL OTHER STRUCTURAL MEMBERS TO BE OF TREATED RESISTANT

ALL DIMENSIONS ARE IN UNLESS OTHERWISE STATED
 DO NOT SCALE OFF
 CHECK ALL DIMENSIONS

FLOOR PL

Drawn: MEW	Check:
Scale: 1:100	Sheet:
Job No.:	Date:
Plan No. SD 2597	

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.