

#### 41 Grice Crescent Ningi QLD

4 2 2

All the hard work has been done with the building of this house.... It is just the yard work to go! The current owner is relocating and does not have the time to complete the landscaping, so this is your opportunity to work with a blank canvas and create your own landscaping features!

Backing onto the bush reserve at Sandstone Lakes, this home sits on a 864m2 allotment and offers wide side access for the caravan or boat or plenty of room for a shed if you wish!

Located at the end of the cul-de-sac and with loads of off Street parking.

- \* Four bedroom plus two bathroom
- \* Formal lounge or media room
- \* Spacious family room and kitchen looking out through

**Price** : \$ 430,000  
**Land Size** : 864 sqm  
**View** : <https://www.kdnorth.com.au/sale/qld/redcliff-e-bribie-caboolture/ningi/residential/house/5671130>

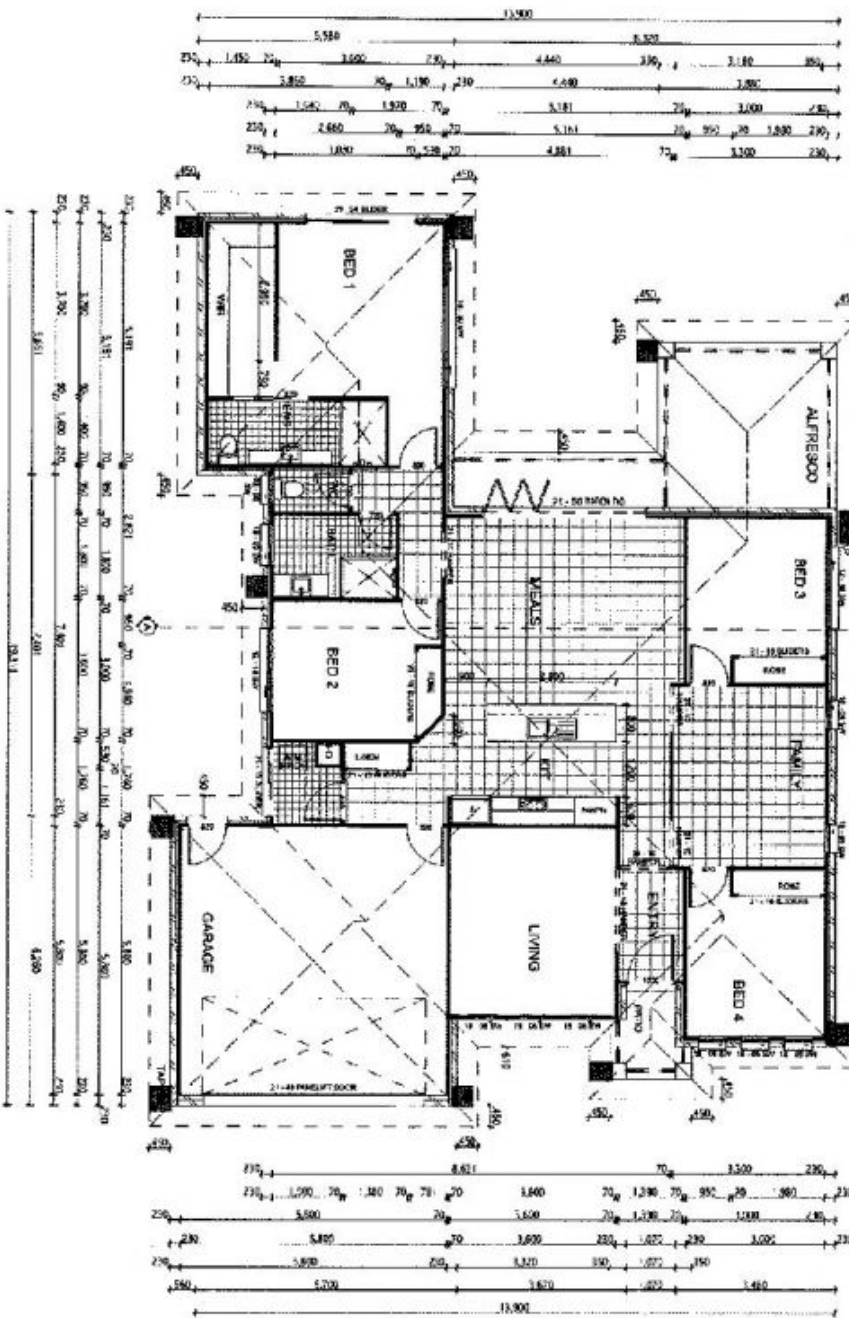


**Keith Wilkins**  
07 3410 7721

BE AWARE: SUBSTITUTION OF ANY STRUCTURAL MEMBERS, & OR VARIATIONS TO ANY PART OF THE DESIGN WILL VOID ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY & PERFORMANCE OF THE BUILDING

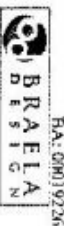


Address slab details are to be provided prior to pour.



AREA:  
 LIVING = 157.35msq  
 GARAGE = 37.26msq  
 PATIO = 2.73msq  
 ALFRESCO = 19.29msq  
 TOTAL = 216.63msq

GROUND FLOOR  
 1:100



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 CESA LIC. 07/1986

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 DO NOT ASSUME

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PROJECT  
 NEW RESIDENCE

2.001  
 STACEY DUNWARD

LOCATION:  
 LOT 207 GRNCE CRNS  
 NIMBLE DLD  
 SP.

BUILDER TYPE:  
 CUSTOM

PROJECT CODE:  
 14-3484

DATE:  
 Wednesday, 5 March 2014

VERSION:  
 3.2

PROJECT NO:  
 14 - 3484



BEFORE SUBSTITUTION OF ANY STRUCTURAL MEMBERS, OR VARIATIONS TO ANY PART OF THE DESIGN, **WILL VOID** ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY & PERFORMANCE OF THE BUILDING

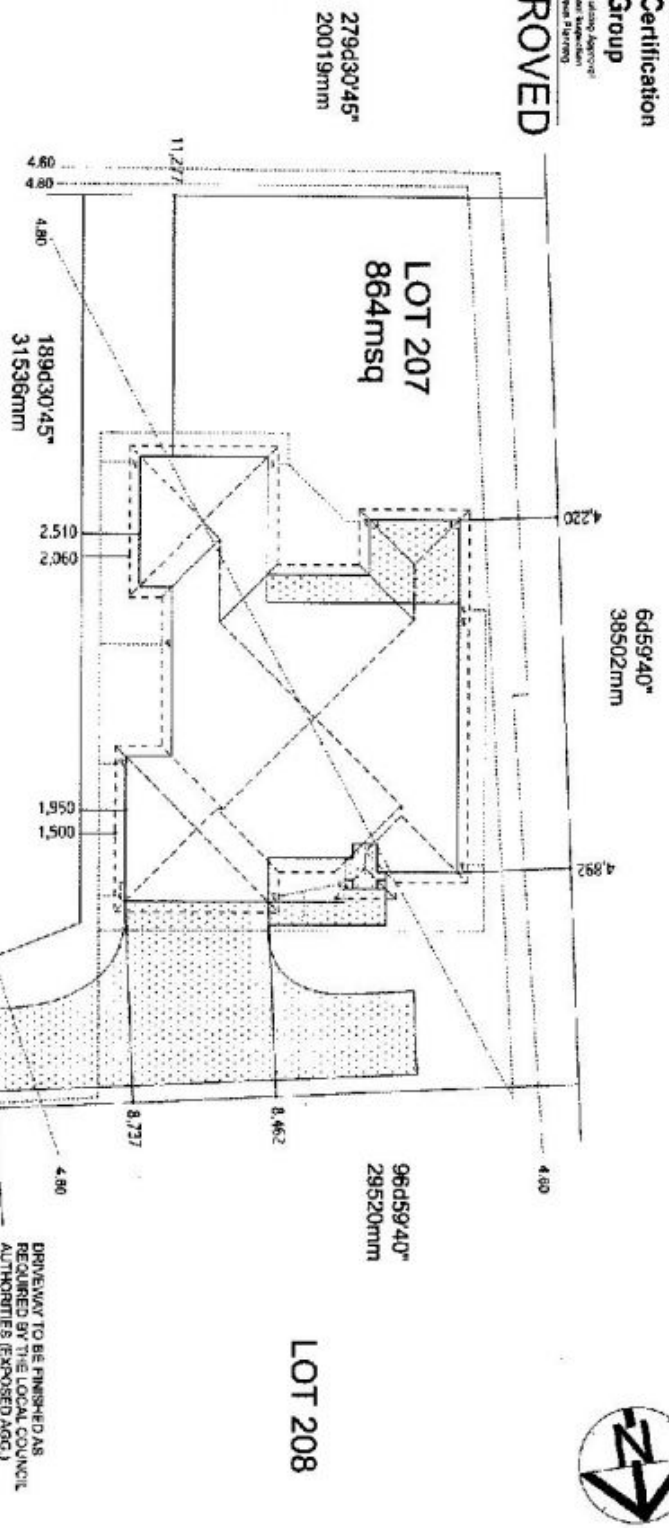
- NOTE:
- SCRAPE VEGETATION FROM THE SITE TO PROVIDE A LEVEL BUILDING PLATFORM.
  - DISCHARGE WASTE TO SEWER CONNECTION POINT.
  - DISCHARGE STORM WATER TO KERB & CHANNEL OR DRAIN, POSITION TO BE CONFIRMED.
  - PROVIDE SEDIMENT CONTROL WHERE REQUIRED.
  - DRIVEWAY, PATH AND FENCING AS PER SPECIFICATION



**APPROVED**

**LOT 3**

APPROX SITE LEVELS	SEWER (APPROX.)	ROOF WATER (APPROX.)
CUT = UP TO 100	SL:	SL:
FILL = UP TO 200	IL:	IL:
PAD RL = 4.80	DEPTH:	DEPTH:



DRIVEWAY TO BE FINISHED AS REQUIRED BY THE LOCAL COUNCIL AUTHORITIES (EXPOSED AGC.) AND SHALL NOT EXCEED A GRADIENT OF 1 IN 4

THE ROOF WATER TO BE RAN TO THE STREET USING 1 X 100mm DIA. PIPE

IMPORTANT:  
INVERT AND SURFACE LEVELS & DEPTH SHOWN ARE TAKEN FROM THE OVERALL ESTATE CONTOURS PROVIDED. FINAL LEVELS TO BE CONFIRMED ON SITE PRIOR TO COMMENCING ANY WORK.

**GRICE CRESCENT**

SITE PLAN  
1:200

DA: 000192216

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IF YOU BUY - ASK  
DO NOT ASSUME

**NEW RESIDENCE**

CLIENT: STACEY DUNNARD

PROJECT: LOT 207 GRICE CRES  
RANGE: OLD  
SP:

HOUSE TYPE: CUSTOM

DATE: 5 MARCH 2014  
DRAWN: 2.1  
PROJECT NO: 14 - 3464

DATE: 5 MARCH 2014  
DRAWN: 2.1  
PROJECT NO: 14 - 3464