



16 Lakeside Crescent Ningi QLD

4 2 2

This 2 year old home has all the inclusions that make for an easy lifestyle all round. Positioned on a 644 m2 corner allotment, it has allowed for excellent side access for the boat or caravan to be stored undercover and behind the gates as the property is fully fenced. This area can also be utilised as an additional outdoor entertaining area.

Constructed by Stroud Homes, this residence features 4 bedrooms with 2 bathrooms plus an open study or kids activity room. Also featuring stone bench tops, security screens throughout, 2.7 metre ceiling height and a totally separate laundry room with access to the garage and outdoors. And of course we have the 6 metre therapeutic pool with spa jets to swim against and over 2 metres deep!

This quality home is ready for your inspection.

Price : \$ 490,000
Land Size : 644 sqm
View : <https://www.kdnorth.com.au/sale/qld/redcliff-e-bribe-caboolture/ningi/residential/house/5671279>



Keith Wilkins
07 3410 7721



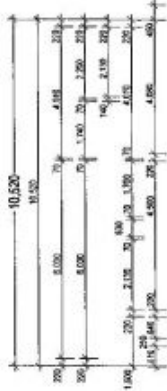
Vanessa Hart
07 3410 7721

CONSTRUCTION NOTES:
 1. EXTERNAL WALLS & CHIMNEYS (200mm BRICK, SAND/CASTLE, PLASTER FINISH)
 2. NO FINE DESIGN SPECIFICATIONS
 3. THE CHIMNEY TOP IS EXTERNAL, REMOVABLE
 4. IMAGES IN ACCORDANCE WITH BCA-2.2.2.1

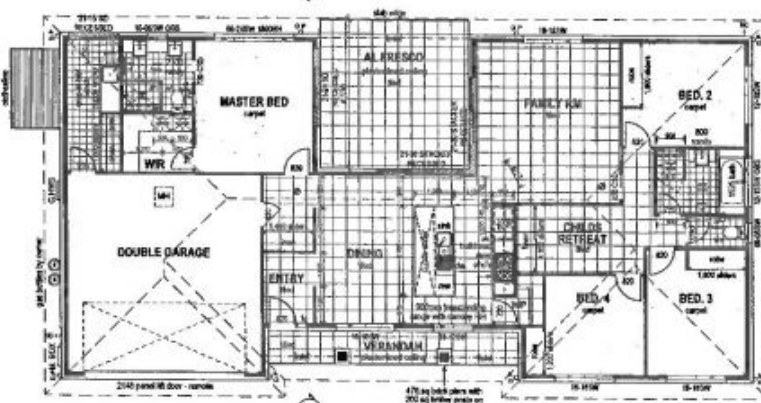
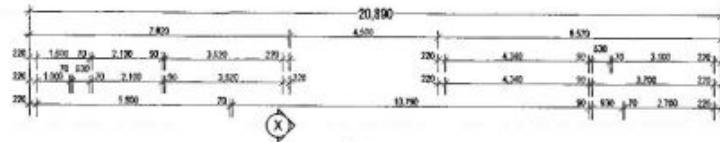
ARTICULATION JOINTS
 All Articulatio joint locations indicated in drawings
 Subject to provide such articulation joints over & above
 wall in accordance with drawings where necessary in
 comply with the Building Code of Australia, Engineers
 structural design requirements, self-report
 non-compliance and any other applicable requirements

ARTICULATION JOINTS
 AJ = Articulation joint location nominated on drawings
 Builder to provide notes, articulation joint note & show
 what is nominated on drawings where necessary to
 comply with the Building Code of Australia. Engineer
 stamped design requirements, and report
 responsibilities and site observation requirements

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FLOOR PLAN



GENERAL NOTES

1. PROVIDE COLD WATER CONNECTIONS G.P.O. TO DISMANTLED SPACE.
2. VENTILATION TO BE TO AN EXHAUST FAN IN ACCORDANCE WITH ISRAELI STANDARDS.
3. THE NUMBER OF DOORS AND WEIRDS OF DOORS WILL BE DETERMINED BY THE ENGINEER IN ORDER TO OPTIMIZE THE FUNCTIONALITY OF THE CHASSIS.

EXPANSION JOINTS
 E.J. = Expansion joint between hot cooling & flow lines.

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EXPLANATION ADDED
 (1) = Expansion joint location for cooling & flow
 Box.

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AREA:	NO METRES:
LIVING	182.3
KITCHEN	27.8
PORCH	7.5
ALFRESCO	15.4
TOTAL =	233.0 m²



Stress Management Solutions Pty Ltd
ABN: 24 670 479 829 GPO Box 120480
15 Discovery Drive, Tullyphone
Marib Lakes Q17 5304 4196

NOTES

1. Within dimensions take precedence over scale.
2. Subject to only six dimensions and only two units in any one dimension.
3. All general dimensions stated are from size – scale.
4. The coding has been designed in accordance with a review based on research.
5. Sizable use indicates links to three or four categories.
6. All structural space is the same regardless of what it is used for.
7. Information points to comply with 3.3.1 F&G 10.2.2.
8. Mechanical ventilation is comply with 3.3.5 F&G 10.2.2.

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F. **1995 and 2000 tests will be done using efficiency ratings to comply with "Seawater Recycling" (SIC) (11, 25, 30A, 32, 30B, 32B)**

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[illegible]

- [illegible]

PLEASE READ CAREFULLY

THIS PLAN CONTAINS CERTAIN INFORMATION THAT IS REQUIRED TO BE IN THE CONTRACT BY FEDERAL AND STATE LAWS AND REGULATIONS. PLEASE READ THIS INFORMATION CAREFULLY AND IF YOU HAVE ANY QUESTIONS, PLEASE ASK YOUR EMPLOYER OR THE PLAN ADMINISTRATOR.

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<p>CLIENT: N & M POWELL Lot 508 Cer. Lakeside Crescent NINGI</p>	
<p>MODEL: Springridge 204 Classic Mod. RAM.0013</p>	<p>FIN NO: 161508LA UNIT:</p>

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