

21 Sanctuary Court Bongaree QLD

4 2 2

Peacefully located in the family friendly Bribie Lakes Estate, this is the perfect opportunity for the astute buyer or investor to purchase a low maintenance home. There is a lot to offer in this quickly developing area and this home will satisfy your requirements if you are a first home buyer or looking to downsize. Located within walking distance to Bribie Shopping Centre, amenities and public transport and a short drive to the beach, golf clubs and jetty precinct. Features that you can expect to find are:

- * Four bedrooms
- * Media room
- * Master bedroom, air conditioned with with walk in robe and ensuite
- * Modern kitchen with stainless steel appliances
- * Separate family room
- * Undercover entertaining area

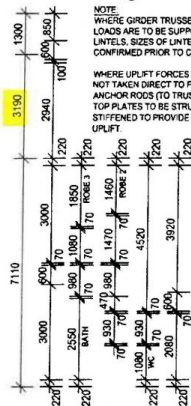
Price : \$ 460,000
Land Size : 415 sqm
View : <https://www.kdnorth.com.au/sale/qld/redcliff-e-bribie-caboolture/bongaree/residential/house/5671293>



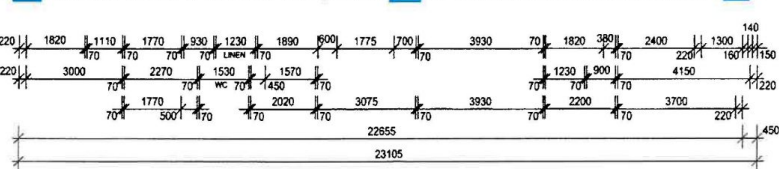
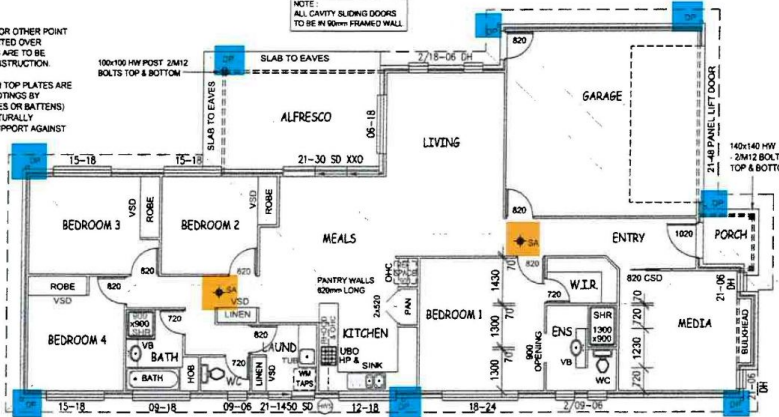
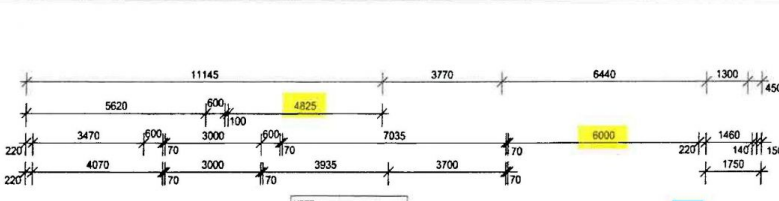
Peter Rootsey
0419 787 421

PLAN LEGEND

- ♦ - INDICATES POSSIBLE POSITION FOR DOWNPIPES (TO BE CONFIRMED BY BUILDER)
- SA - INDICATES POSITION FOR SMOKE ALARMS IN ACCORDANCE WITH THE A.S. AND LOCAL AUTHORITY
- ⊕ - INDICATES POSSIBLE POSITION FOR HOT WATER SERVICE (HEAT PUMP OR GAS) (TO BUILDERS SPECIFICATION)



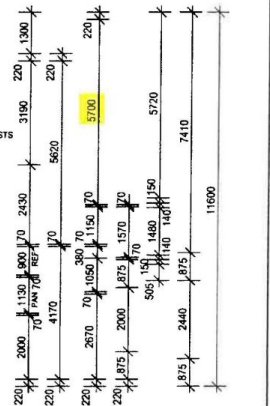
NOTE
WHERE GIRDER TRUSSES OR OTHER POINT LOADS ARE TO BE SUPPORTED OVER LINTELS, SIZES OF LINTELS ARE TO BE CONFIRMED PRIOR TO CONSTRUCTION.
WHERE UPLIFT FORCES ON TOP PLATES ARE NOT TAKEN DIRECT TO FOOTINGS BY ANCHOR RODS (TO TRUSSES OR BATTENS) TOP PLATES TO BE STRUCTURALLY STIFFENED TO PROVIDE SUPPORT AGAINST UPLIFT.



GLAZING NOTE
GLAZING IS TO BE IN ACCORDANCE WITH AS1288-2006
Notes:
1. Glazing including mirrors within 2000mm above floor level in bathrooms and restrooms shall be safety glass in accordance with AS1288-2006
2. Shower screens to be designed to AS1288-2006
3. Mirrors subject to risk of human impact to be safety glass in accordance with AS1288-2006
4. Provide a manifestation to glass sliding doors and panels that can be mistaken for a doorway or opening in accordance with AS1288-2006.

FLOOR PLAN

- PLAN NOTES**
- 01 PROVIDE MECHANICAL VENTILATION ACCORDANCE WITH BCA.
 - 02 LIFT OFF HINGES TO COMPLY WITH (REQUIRED WHERE PAN IS LESS THAN 3.2 AND ASTRA FIRE REQUIRE CONNECTED TO CONSUMER MAINS EACH PART OF THE DWELLING CONFORMS WITH THE REMAINDER OF THE DWELLING, WITH A HALLWAY, IN THAT HALLWAY, ARE CONTAINING BEDROOMS.
 - 03 SMOKE ALARMS TO BE PROVIDED IN 3.2 AND ASTRA FIRE REQUIRE CONNECTED TO CONSUMER MAINS EACH PART OF THE DWELLING CONFORMS WITH THE REMAINDER OF THE DWELLING, WITH A HALLWAY, IN THAT HALLWAY, ARE CONTAINING BEDROOMS.
 - 04 PROVIDE THRESHOLDS TO EXTERN CLAUSE 3.1.1 OF BCA (WHERE STEP 05 WHERE APPLICABLE ARTICULATION ENGINEERS DESIGN REPORT) AND THE BUILDING CODE OF AUSTRALIA, PART 3.1.1.
 - 06 WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALE.



INFORMATION BOX:

- ROOF PITCH: 20 DEGREES
- ROOF OVERHANG: 450 mm
- CEILING HEIGHT: 2440 mm
- ROOF TYPE: TILE
- WINDLOADING: N2

FLOOR AREAS:

- LIVING AREA: 162.3 - sqm.
- GARAGE AREA: 37.0 - sqm.
- PORCH AREA: 3.2 - sqm.
- ALFRESCO AREA: 16.0 - sqm.
- TOTAL FLOOR AREA: 218.5 - sqm.

SUNSET DESIGN DRAFTING
"Building your dream starts here"

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CLIENT SUTHERLAND
PROJECT PROPOSED DWELLING
LOT 10 SANCTUARY COURT
BONGAREE

JOB NUMBER 772
SCALE 1:100
DRAWN DATE APRIL 2015
SHEET NUMBER 2 OF 7

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REVISION DATE
PRELIM 01 - 01/04/15
FINALS 01 - 20/07/16

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D.J. ROBERTS