

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 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

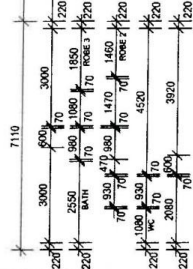
PLAN LEGEND

- INDICATES POSSIBLE POSITION FOR DOWNPIPES (TO BE CONFIRMED BY BUILDER)
- 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.



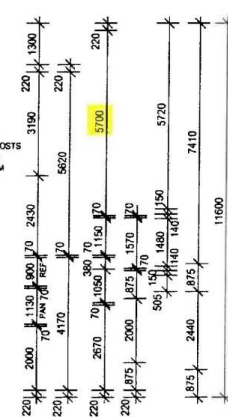
GLAZING NOTE

- GLAZING IS TO BE IN ACCORDANCE WITH AS1288-2006
- Glazing including mirrors within 2000mm above floor level in bathrooms and residences shall be safety glass in accordance with AS1288-2006.
 - Shower screens to be designed to AS1288-2006.
 - Mirrors subject to risk of human impact to be safety glass in accordance with AS1288-2006.
 - 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

- PROVIDE MECHANICAL VENTILATION ACCORDANCE WITH BCA.
- LIFT OFF HINGES TO COMPLY WITH (REQUIRED WHERE PAN IS LESS THAN 3.1.2 AND AS1288-2006 REQUIRE CONNECTED TO CONSUMER MAINS EACH PART OF THE DWELLING CON REMAINERS OF THE DWELLING, WITH A HALLWAY, IN THAT HALLWAY, ARE CONTAINING BEDROOMS.
- 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.
- WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALE.



INFORMATION BOX:
 ROOF PITCH: 20 DEGREES
 ROOF OVERHANG: 450 mm
 CEILING HEIGHT: 2440 mm
 ROOF TYPE: TILE
 WIND LOADING: 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
 SHEET NUMBER: 2 OF 7
 DRAFTING DATE: APRIL 2015
 DRAFTSMAN: EJS

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 THIS DOCUMENT IS AND SHALL REMAIN THE
 PROPERTY OF SUNSET DESIGN DRAFTING.
 UNAUTHORIZED USE OF THIS DOCUMENT IN
 ANY FORM WHATSOEVER IS PROHIBITED.
 BUILDER SHALL VERIFY DIMENSIONS ON SITE
 DIMENSIONS TO TAKE PREFERENCE OVER SCALED DIMENSIONS.

REVISION DATE
 PRELIMS 01: 01/04/15
 FINALS 01: 29/07/16

BUILDER:
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