



32 Cod Circuit Bongaree QLD

3 2 2

This outstanding near new home is conveniently located adjacent to the parkland and walking tracks that are synonymous with the family friendly Bribie Lakes Estate. If you are considering downsizing and you still enjoy your independence and privacy this home is perfect for you. All the extra work that is associated with a new build has been considered and completed. All you have to do is move in and enjoy the lifestyle you deserve.

Price : \$ 465,000
Land Size : 313 sqm
View : <https://www.kdnorth.com.au/sale/qld/redcliff-e-bribie-caboolture/bongaree/residential/house/5671364>

Features that you can expect to find are:

- * Double garage with an abundance of storage.
- * Two undercover entertaining areas
- * Fully fenced secure easy maintenance block
- * Drive through garage for easy access to backyard
- * Builders warranty
- * Short walking distance to Bribie Shopping Centre and



Peter Rootsey
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PLAN NOTES

01. PROVIDE MECHANICAL VENTILATIONS TO KIC AND BATH ROOM IN ACCORDANCE WITH BGA.
02. LIFT OFF HINGERS TO COMPLY WITH THE BGA, PART 3.03 (REQUIRED WHERE PAN IS LESS THAN 1200MM FROM DOOR, HANGS)
03. SMOKE ALARMS TO BE PROVIDED IN ACCORDANCE WITH BGA 3.7.2 AND AS1776. ALARMS REQUIRES INSTALLATION TO BE CONNECTED TO CONSUMER MAINS POWER AND LOCATED BETWEEN EACH PART OF THE DWELLING CONTAINING BEDROOMS AND THE REMAINDER OF THE DWELLING, WHERE BEDROOMS ARE SERVED BY A HALLWAY, IN THAT HALLWAY, AND ANY OTHER STOREY NOT CONTAINING BEDROOMS.

14. PROVIDE THRESHOLDS TO EXTERNAL DOORS IN ACCORDANCE WITH CLAUSE 3.8.1 OF BCA (WHERE STEPPEDS ARE MORE THAN 190mm).
15. WHERE APPLICABLE, ATTACH A TABLE OF BUILDWORK AS PER ENGINEER'S DESIGN REPORT.
16. THE BUILDING CODE OF AUSTRALIA, PART 3.3.1.
17. WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALE.

NOTE:
ALL CAVITY SLIDING DOORS
TO BE IN ACCORD WITH FRAMING.

NOTE:
WHERE (UNDER 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 PLATE ARE NOT TAKEN DIRECT TO FOOTINGS BY ANCHOR RODS (TO TRUSSES OR RAFTERS), TOP PLATE TO BE STRUCTURALLY STIFFENED TO PROVIDE SUPPORT AGAINST UPLIFT.

INFORMATION BOX :
 ROOF PITCH : 20 DEGREES
 ROOF OVERHANG : 900 mm
 CEILING HEIGHT : 2440 mm
 ROOF TYPE : SHEET
 WIND LOADING : N2

GLAZING NOTE

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GLAZING IN TYPICAL ACCORDANCE WITH A1259-2008
Notes:
1. Glazing including muntins within 200mm above floor level in buildings and mezzanine shall be safety glass in accordance with A1259-2008.
2. Street windows to be designed to A1259-2008.
3. Mirrors subject to risk of human impact to be safety glass in accordance with A1259-2008.
4. Provide a manufacturer to glass sliding doors and panels that can be substituted for the

PLAN LEGEND

- DP * INDICATES POSSIBLE POSITION FOR DOWNPipes (TO BE CONFIRMED BY BUILDING)
 HW INDICATES POSSIBLE POSITION FOR HOT WATER SERVICE (HEAT PUMP OR GAS) (TO BUILDERS SPECIFICATION)
 SA * INDICATES POSITION FOR PHOTOELECTRIC SMOKE ALARM (Wired WITH BATTERY BACK UP & INTERCONNECTED TO ALL BEDROOMS AND BEDROOM HALLWAYS IN APARTMENT WITH THE SAME LOCAL ALARM)

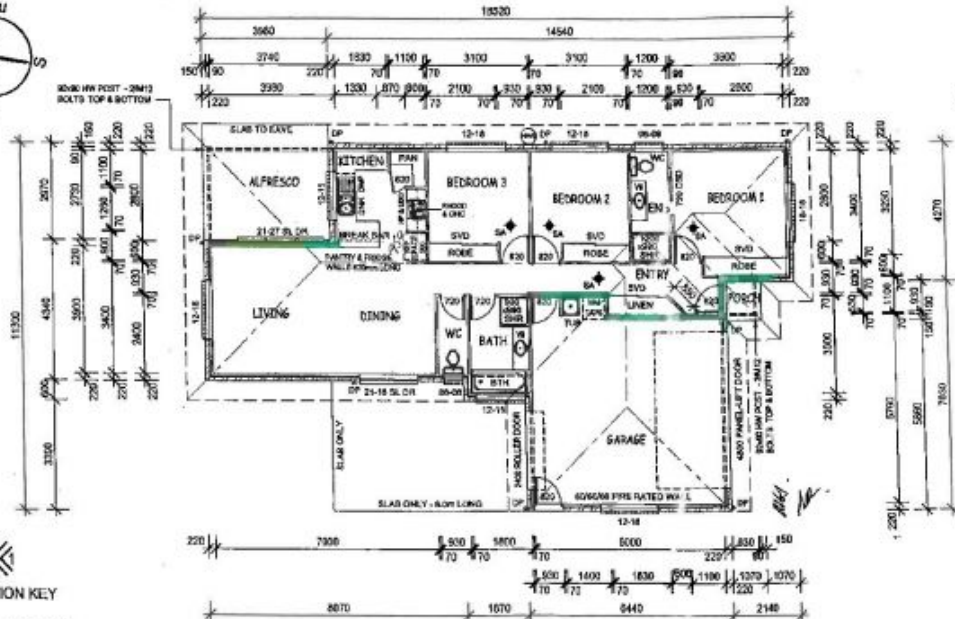
MUTATION LIFETIME

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FLOOR AREAS

FLOOR AREAS:

LIVING AREA:	104.4 - sqm.
GARAGE AREA:	20.5 - sqm.
PORCH AREA:	1.3 - sqm.
ALFRESCO AREA:	11.8 - sqm.
TOTAL FLOOR AREA:	157.0 - sqm.



ELEVATION KEY

FLOOR PLAN

SUNSET
DESIGN DRAFTING
"Building your dream starts here"

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CLIENT	HANAN
PROJECT	PROPOSED DWELLING LOT 366 COD CIRCUIT BONGAREE

JOB NUMBER 1108	STAGE 1.100
DRAWING DATE JUNE 2017	JOB FILE NO/ISS 000.0.000000
WEEK NUMBER 2 OF 7	DESCRIPTION E20

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REVISION DATE
FINAL 01, 05/26/17

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