



39 Herring Street Bongaree QLD

4 2 2

Offering the prized North East aspect to the outdoor entertaining area and spacious yard, this four bedroom plus study nook low set residence with two living areas and on a 600m² block with side access, allows for the large family requirements, or is ideal for the dual/shared living with a second lounge off the rear bedrooms.

The side access is a real winner for those buyers with a caravan or boat or looking for yard space for a pool. It has 3.6 metre gates and 140m² of yard space. All in all a very attractive proposition for the Bongaree buyer.

- * Four bedrooms with two bathrooms
- * Seperate Study room
- * Two separate living areas
- * Huge master bedroom with spacious ensuite and WIR
- * Potential for dual/shared living with this floor plan

Price : \$ 695,000
Land Size : 600 sqm
View : <https://www.kdnorth.com.au/sale/qld/redcliff-e-bribe-caboolture/bongaree/residential/house/6396988>



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TOWN PLANNING REQUIREMENTS

- Zone - General Residential - Next Generation Neighbourhood-DA approved setbacks
- New Single Dwelling = Permitted
- Building Height = 8.5m - 2 Storeys = OK
- Site Coverage (Excludes eaves) - New Dwelling - 259.7 sqm (SITE = 600 sqm) 259.7 sqm = 43% coverage (Max 50%)
- Front Wall Setback - 3.0m = OK
- Front Garage Setback - 5.4m = OK
- Side setbacks - 1.5 metres = OK
- Rear setback - 1.5 metres = OK
- Note: Eaves can not overhang side and rear setbacks
- Sewer & Stormwater Main Clearance = OK
- Overlays - Not available in PD online - My property look up has these
 - Acid Sulfate Soils
 - Building Heights
 - Bushfire Hazard
 - Centre Walking Distances
 - Coastal Hazard
 - Flood Hazard
 - Overland flow Path
 - Stormwater Catchments
 - Flood Check / Development Report - Flood Hazard - Needs to be considered - Coastal Hazard - Needs to be considered- Overland Flow - Unaffected - Defined flood level 2.8AHD + 300 freeboard = Flood planning level 3.1 AHD

90mm dia or 100 x 50 downpipes - each drain max 35 00sqm roof area discharging into 100dia uPVC stormwater drainage pipes as shown to existing road kerb outlets - check on site. Min grade to be 1:100.

PLATFORM LEVEL 3.40 AHD

SLAB LEVEL 3.70 AHD
Approximate cut area of 0 to 100 and fill area of 0 to 200mm. Review on site with finish ground levels. Note: Contours from for design contours of Disclosure Plan & As constructed plans - check on site.

