



1/16 Hazell Avenue Banksia Beach QLD

4 2 2

Spacious is an understatement when it comes to this beautiful new duplex currently Under Construction. Two units coming available early March 2023.

* Two storey with expansive living downstairs & bedrooms upstairs.

* Massive master bedroom, with ensuite and amazing walk in robe.

* Three other good sized bedrooms with built-ins upstairs.

* Main bathroom upstairs between bedrooms with additional WC & powder room on ground level.

* Office/study on the ground level.

* Separate Lounge Room & Dining Area looking out to covered entertaining.

* Modern Kitchen design with island bench and walk-in Butler's pantry.

* Heaps of storage throughout the home including a two-way storeroom between the Butler's pantry and garage.

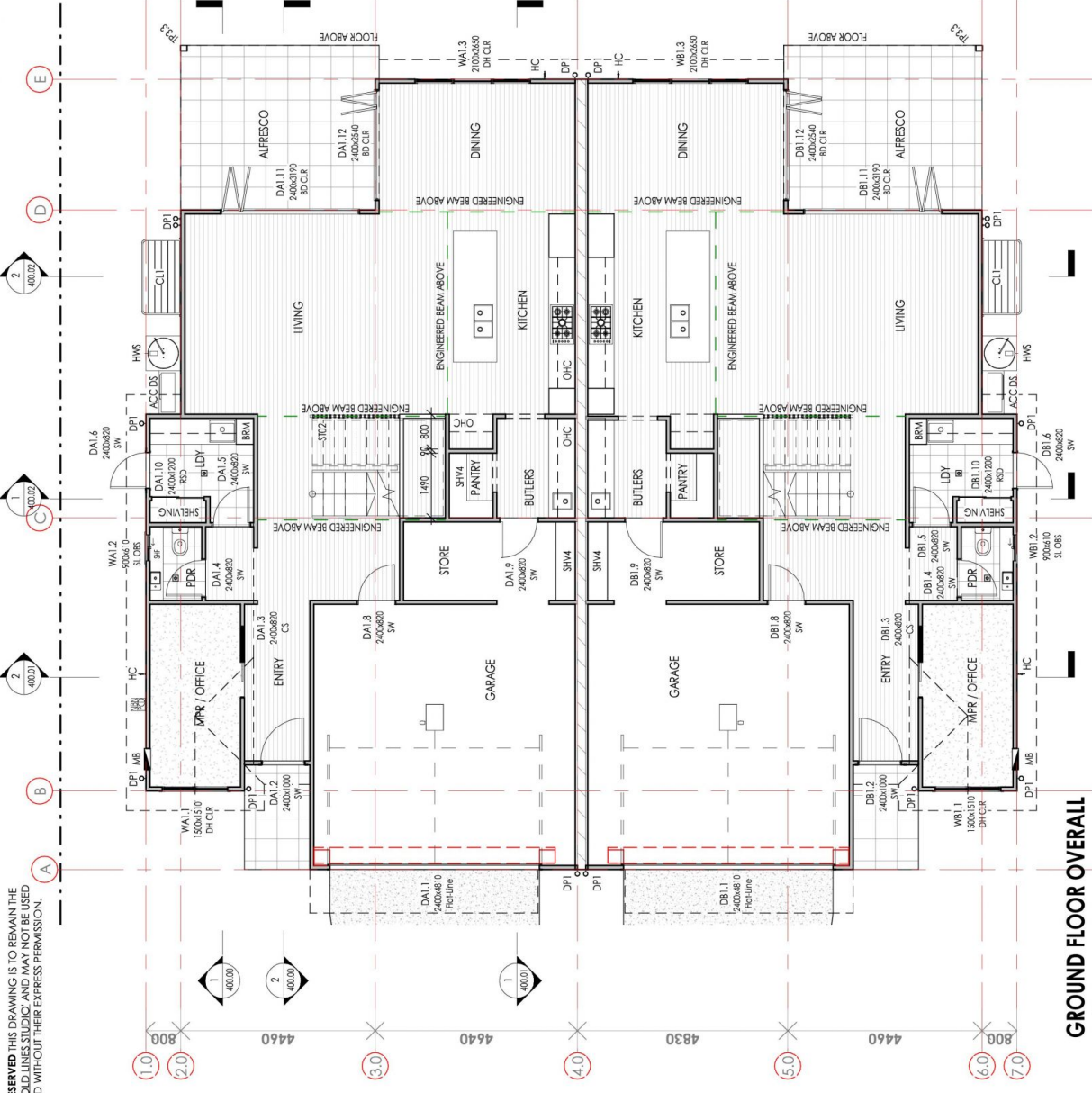
* Two car accommodation per unit with remote control double garages.

View : <https://www.kdnorth.com.au/lease/qld/redcliffe-brie-caboolture/banksia-beach/residential/house/7335988>



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GROUND FLOOR OVERALL

1:100

KEYNOTE LEGEND

ACC.DS	AIR-CONDITIONING CONDENSER - DUCTED SYSTEM
CL1	CLOTHES LINE (WALL MOUNTED)
DPI	PVC DOWNPIPE
HC	HOSE COCK
HWS	HOT WATER SYSTEM
MB	ELECTRICAL METERBOARD
OHC	OVERHEAD CUPBOARDS
SHF	SHRELF/DESK
SHV4	SHELVING 4 OF
ST02	OPEN-RISER INTERNAL STAIRS - DOUBLE STRINGER
ST3.3	155x135 TREATED PINE TIMBER POST (STIRRUP FIXED)

AREA SUMMARY (1 UNIT)

GROUND FLOOR INTERNAL	115 m ²
FIRST FLOOR INTERNAL	134 m ²
PORCH	4 m ²
GARAGE	37 m ²
ALFRESCO	13 m ²
TOTAL	303 m²

MARKETING NOTES

FURNITURE SHOWN PROVIDES AS AN INDICATIVE LAYOUT. HOWEVER THIS SHOULD NOT BE USED AS A LITERAL GUIDE. CHECK SIZES TO ENSURE YOUR FURNITURE LAYOUT WILL WORK THE WAY YOU WANT IT.

FURNITURE IS NOT INCLUDED WITHIN BUILD CONTRACT

VEHICLES DO NOT COME APART OF THE PACKAGE

ROOM SIZES ARE NOT TO SCALE AND WHAT IS SHOWN DOES NOT ALLOW FOR TOLERANCE. FINAL PRODUCT MAY SLIGHTLY DIFFER.

PLAN NOTES

REFER TO SHEET 100.10 FOR CONSTRUCTION METHODOLOGY FOR ITEMS SUCH AS:

- ROOFING
- WALL FRAMING
- CEILINGS
- EXTERNAL WALL LININGS
- INTERNAL WALL LININGS
- INSULATION

SMOKE ALARMS & EXHAUST FANS

REFER TO SMOKE DETECTOR AND EXHAUST FAN LOCATIONS ON SHEETS 240 SERIES

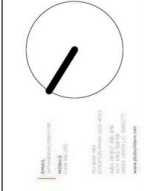
GRID LINES ALIGN WITH REBATE/OUTER MOST STRUCTURAL PART OF WALL

REFER TO ALL JOINERY DETAILS ON SHEETS 800 SERIES

REFER TO ALL SHEET 110.10 FOR ALL SLAB SETDOWS AND REBATE DETAILS

REFER TO SHEET 100.10 FOR CONSTRUCTION METHODOLOGY

CONSTRUCTION ISSUE



JBS BUILDING & DEVELOPMENT

PROJECT DESCRIPTION
 'DUAL OCCUPANCY DWELLING'
 21001 - 16 HAZELL AVENUE, BANKSIA BEACH
JBS BUILD
SHEET NUMBER & NAME
 200.00 GROUND FLOOR PLAN

REV	DESCRIPTION	DATE	BY	RP DESCRIPTION
B	CLIENT REVIEW	19.10.2021	AT	LOT NO: 287
C	CLIENT REVIEW	01.11.2021	AT	AREA: 721m ²
D	CLIENT REVIEW	21.11.2021	AT	PLAN NO: RP1066138
E	BA COORDINATION	28.11.2021	AT	WARD: BRIBIE
F	BA COORDINATION	31.01.2022	AT	COUNTY: BRIBIE
G	CONSTRUCTION ISSUE	14.02.2022	AJ	AUTHORITY: MBCC

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