



2/16 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.

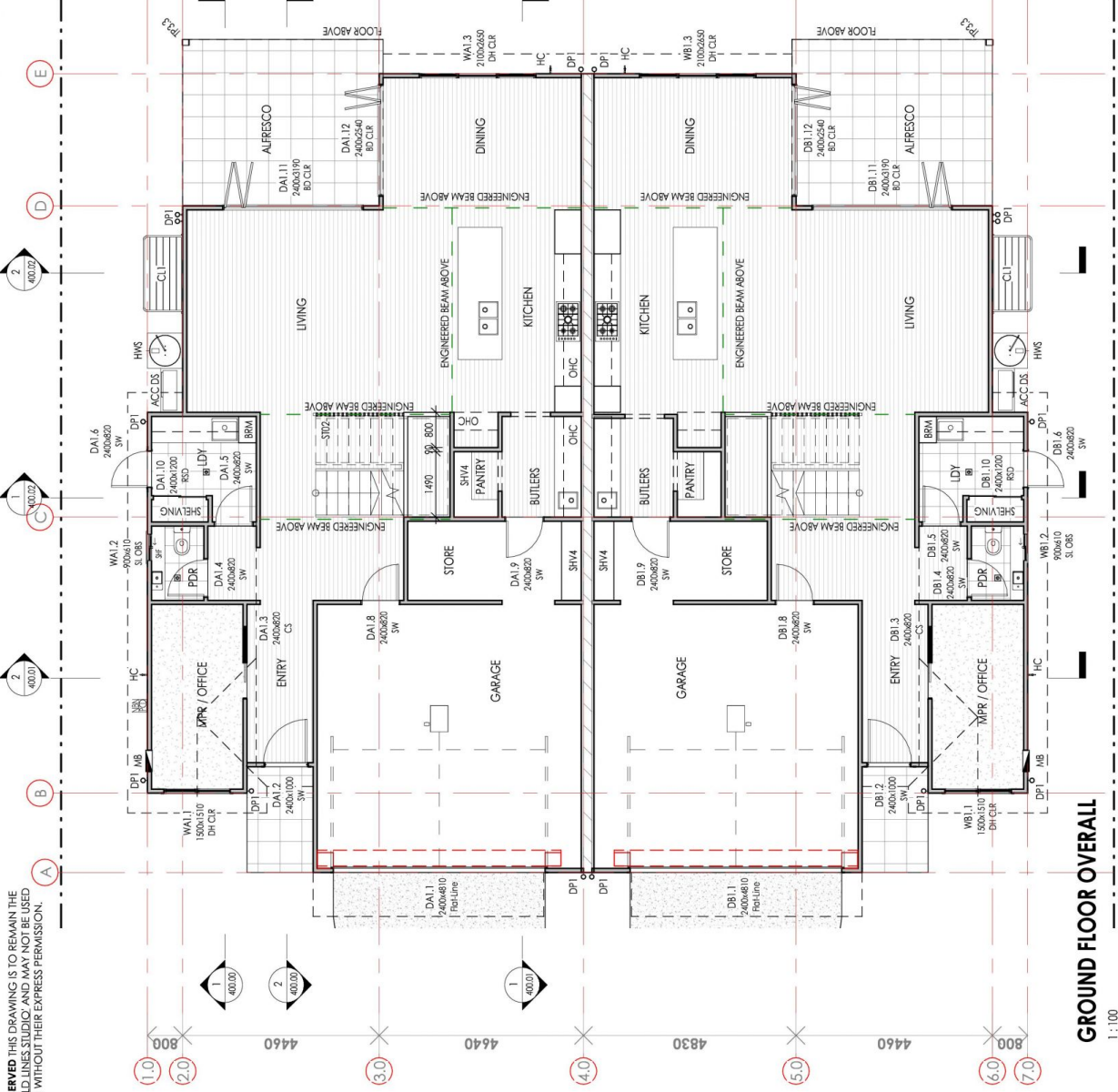
- * Two storey with expansive living downstairs & bedrooms upstairs.
- * Massive master bedroom, with ensuite and amazing walk in robe.
- * Three other good sized bedrooms with built-ins upstairs.
- * Main bathroom upstairs between bedrooms with additional WC & powder room on ground level.
- * Office/study 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/7335989>



Kelly Baldwin
07 3410 7721

© COPYRIGHT RESERVED THIS DRAWING IS TO REMAIN THE PROPERTY OF 'BOLD LINES STUDIO' AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR EXPRESS PERMISSION.



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	SHELF/DESK
SHV4	SHELVING 4 OF
ST02	OPEN-RISER INTERNAL STAIRS - DOUBLE STRINGER
TP3.3	135x135 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
	303 m ²

MARKETING NOTES

FURNITURE SHOWN PROOVES 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 SETDOWNS AND REBATE DETAILS

REFER TO SHEET 100.10 FOR CONSTRUCTION METHODOLOGY

CONSTRUCTION ISSUE



BOLD LINES STUDIO
CONTACT : 0421712388
ORCC : 15193563
ABN : 64569071164

REV **DESCRIPTION**

B	CLIENT REVIEW
C	CLIENT REVIEW
D	CLIENT REVIEW
E	BA COORDINATION
F	BA COORDINATION
G	CONSTRUCTION ISSUE

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

RP DESCRIPTION

DATE	19.10.2021
LOT NO:	287
AREA:	721m ²
PLAN NO:	RP1066138
WARD:	BRIBE
COUNTY:	MBCC
AUTHORITY:	MBCC

BY **DATE**

AT	19.10.2021
AT	01.11.2021
AT	21.11.2021
AT	28.11.2021
AT	31.01.2022
AJ	14.02.2022

JBS
BUILDINGS & DEVELOPMENT
100-110 HAZELL AVENUE
BANKSIA BEACH
NSW 2220
0421 712 388
www.bolddesign.com.au

