



### 25 Sanctuary Court Bongaree QLD

3 2 2

Situated in the sought after Bribie Lakes Estate in Bongaree, this 3 bedroom residence is presented in superb condition by the original owner and offers a spacious living area leading out to a north facing fully covered outdoor area and no rear neighbours for privacy.

Cul de sac location and on a low maintenance 450 m2 block with excellent side access for the boat or caravan.

Bribie Lakes Estate is very centrally located and is an easy stroll to Bribie's main shopping centre and medical facilities as well as the bus transit interchange.

Your inspection of this desirable residence is welcomed.

- \* 3 bedrooms with 2 bathrooms (master ensuite)
- \* Spacious living/dining area
- \* Air conditioned living area and master bedroom
- \* North facing fully covered outdoor entertaining area with no rear neighbours

**Price** : \$ 775,000  
**Land Size** : 450 sqm  
**View** : <https://www.kdnorth.com.au/sale/qld/redcliff-e-bribie-caboolture/bongaree/residential/house/7638246>



**Keith Wilkins**  
07 3410 7721



...TILATIONS TO WC AND BATH ROOM IN  
...Y WITH THE BCA PART 3.8.3  
...LESS THAN 1200MM FROM DOOR HINGE)  
...WED IN ACCORDANCE WITH BCA  
...QUIRES INSTALLATION TO BE  
...TAINS POWER AND LOCATED BETWEEN  
...NO CONTAINING BEDROOMS AND THE  
...ING, WHERE BEDROOMS ARE SERVED BY A  
...Y, AND ANY OTHER STOREY NOT

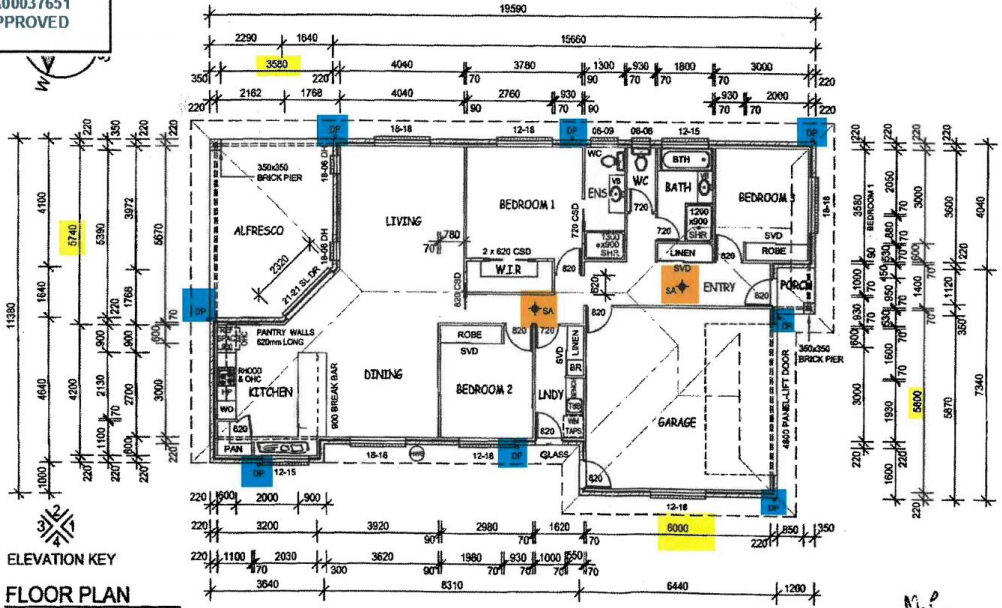
04. PROVIDE THRESHOLDS TO EXTERNAL DOORS IN ACCORDANCE WITH  
CLAUSE 3.8.1 OF BCA (WHERE STERPOWNS ARE MORE THAN 100mm.)  
05. WHERE APPLICABLE ARTICULATION OF BRICKWORK AS PER  
ENGINEERS DESIGN REPORT  
AND THE BUILDING CODE OF AUSTRALIA, PART 3.3.1.  
06. WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALE

NOTE:  
ALL CIVITY SLIDING DOORS  
TO BE IN BRICK FRAMED WALL

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.

INFORMATION BOX:  
ROOF PITCH: 20 DEGREES  
ROOF OVERHANG: 800 mm  
CEILING HEIGHT: 2440 mm  
ROOF TYPE: TILE  
WIND LOADING: N2

GLAZING NOTE  
GLAZING IS TO BE IN ACCORDANCE WITH AS1288-2006.  
Notes:  
1. Glazing including mirrors within 2000mm above  
floor level in bathrooms and vanities shall be  
safety glass in accordance with AS1288-2006.  
2. Shower screens to be designed to AS1288-2006.  
3. Mirrors subject to risk of human impact  
to be safety glass in accordance with AS1288-2006.  
4. Provide a notification in glass sliding  
doors and panels that can be triggered by a  
doorway or opening in accordance with AS1288-2006.



PLAN LEGEND  
 (Symbol) INDICATES POSSIBLE POSITION FOR  
DOWNPIPES (TO BE CONFIRMED BY  
BUILDER)  
 (Symbol) INDICATES POSITION FOR SMOKE  
ALARM IN ACCORDANCE WITH THE  
AS AND LOCAL AUTHORITY.  
 (Symbol) INDICATES POSSIBLE POSITION FOR  
HOT WATER SERVICE HEAT PUMP OR GAS  
(TO BUILDERS SPECIFICATION)

NOTATION LEGEND  
 GDD - GLAZING DOUBLE GLAZED  
 SVD - SLIDING VENEY DOORS  
 DP - DOWN PIPE  
 CW - COUNTER TOP  
 FG - FROST GLASS PANEL  
 CGS - CRYSTAL GLASS  
 SL - SLIDE LIGHT PANEL  
 BR - BRICKWORK CURB  
 MB - METRE RICE  
 CFC - OVERHEAD CUPBOARD  
 SH - SHELVES  
 SA - SMOKE ALARM  
 MW - MICROPHONE OVEN PROV.  
 WC - WETTED CLOSET  
 WD - WALL OVEN  
 PW - PANTRY  
 UNO - UNDERBENCH OVEN  
 NP - NOT PLATED  
 FR - RANGE HOOD  
 EP - EXHAUST FAN  
 FR - FROST OR FREEZER PROV.  
 LW - LOUVERED WINDOWS  
 MW - MICROPHONE OVEN PROV.  
 DW - DOUBLE HUNG WINDOWS  
 LWF - LAUNDRY  
 WIR - WALL IN ROBE  
 ENF - ENVELOPE  
 VB - VANITY BATH  
 SINK - SINK  
 STV - STOVE  
 HW - HANDBASE  
 FR DES - FROST DOORS  
 MW - MICROPHONE OVEN PROV.  
 GLS OR - GLASS DOOR

FLOOR AREAS:  
 LIVING AREA: 138.2 - sqm.  
 GARAGE AREA: 37.8 - sqm.  
 PORCH AREA: 1.8 - sqm.  
 ALFRESCO AREA: 21.0 - sqm.  
 TOTAL FLOOR AREA: 198.8 - sqm.

ELEVATION KEY  
 FLOOR PLAN

SUNSET  
 DESIGN DRAFTING  
 "Building your dream starts here"

EPICOL STERNBACK  
 P.O. BOX 79  
 285 BELMONT QLD 4507  
 PH: 07 5535 8824  
 MOB: 0408 158 728  
 E: info@epicol.com.au  
 GIC/CC Lic No. 137588

CLIENT: M. PLATTEN  
 PROJECT: PROPOSED DWELLING  
 LOT 12 SANCTUARY COURT  
 BONGAREE

JOB NUMBER: 743  
 SCALE: 1:100  
 DATE: MAR 18  
 PROJECT NUMBER: 2 OF 7  
 DRAWN BY: 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.  
 BUILDERS SHALL VERIFY DIMENSIONS ON SITE  
 PROVIDED DIMENSIONS TO TAKE  
 PREFERENCE OVER SCALED DIMENSIONS.

REVISION DATE  
 REVISIONS: 01, 01/03/16  
 REVISIONS: 02, 03/03/16  
 REVISIONS: 03, 18/03/16  
 REVISIONS: 04, 22/03/16  
 REVISIONS: 05, 11/04/16

D.J. ROBERTS  
 24 Tull Lane Dr,  
 Nunda Downs QLD 4503  
 PH: 07 3888 1273  
 MOB: 0418 783 320  
 QSSA Lic No. 1075338