



### 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

RELATIONS TO WC AND BATH ROOM IN  
Y WITH THE BCA PART 3.8.3  
LESS THAN 1200MM FROM DOOR (HNGE)  
WED IN ACCORDANCE WITH BCA  
SQUIRES INSTALLATION TO BE  
MAKING 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 STEPDOWNS 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 CHUTE 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 : 600 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 bedrooms and sunrooms 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 non-fragmentation in glass shattering  
doors and panels that can be indication for a  
doorway or opening in accordance with AS1288-2006.

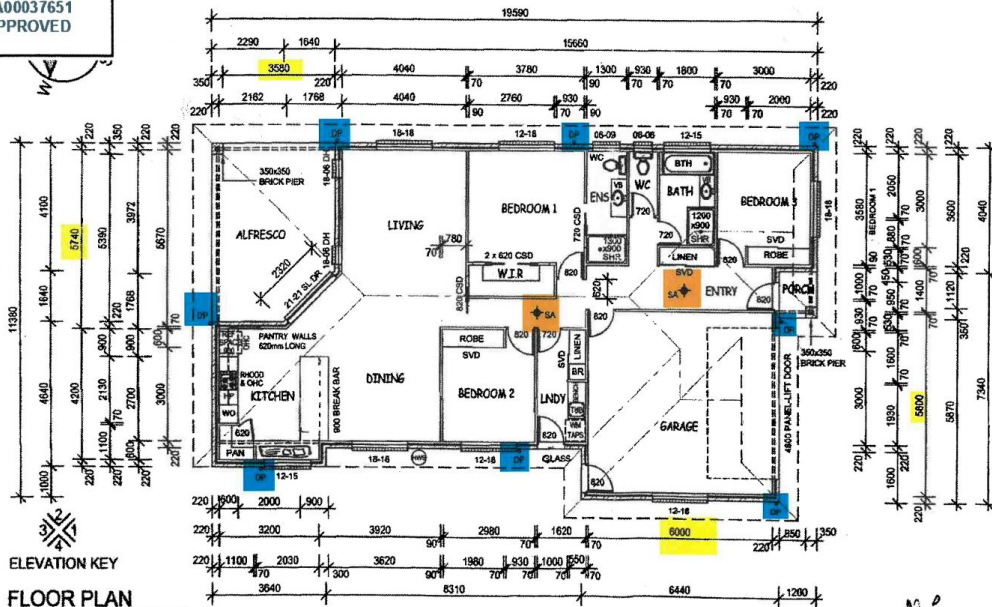
#### PLAN LEGEND

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

#### NOTATION LEGEND

CSO - GRANTY BUILDING DOOR  
SVD - SLIDING SVD DOORS  
DP - DOWN PIPE  
DN - DOWN PIPE  
FG - FLOOR GLASS PANEL  
OS - OROSCURE GLASS  
SL - SIDE LIGHT PANEL  
SWM - WINDOW CURTAINING  
MS - METEX KEE  
CNC - CURTAINING CURTAINING  
SH - SHEDS  
SA - SMOKE ALARM  
MAY - MICROPHONE OVER PROV.  
WC - WATER CLOSET  
WV - WALL VENT  
FAN - FAN  
WSD - UNDERSEACH OVER  
WV - ACT PLATES  
PV - RANGE HOOD  
DP - EXHAUST FAN  
FR - Fridge or Freezer Prov.  
LVR - LOUVER WINDOWS  
MAY - AIRING WINDOWS  
CH - DOUBLE HUNG WINDOWS  
LTY - LAUNDRY  
WIR - WALL IN ROSE  
ESP - EXISTING  
WIR - VARIETY TRASH  
ETH - BATH  
SNG - SINK  
STV - STOVE  
MAY - JANETRY  
WIR - MICROPHONE  
MAY - MICROPHONE  
GUS - 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"

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

JOB NUMBER  
743  
SCALE  
1:100  
DATE  
MAR 18  
PROJECT  
2 OF 7  
DRAWN BY  
EJS

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ANY FORM WHATSOEVER IS PROHIBITED.  
BUILDERS SHALL VERIFY DIMENSIONS ON SITE  
PROVIDED DIMENSIONS TO TAKE  
PREFERENCE OVER SCALED DIMENSIONS

REVISION DATE  
PRELIMINARY 01, 01/03/18  
REVISED 01, 02/03/18  
REVISED 01, 15/03/18  
REVISED 01, 22/03/18  
REVISED 01, 11/04/18

BUILDER  
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