

AMBER WERCHON

PROPERTY · PEOPLE



6 Mingus Street Sippy Downs QLD

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This glorious property is large in scale and still maintains its sparkling new condition. It is ultra-spacious with two parts to the house with plenty of room in each bedroom the main a king size with ensuite and WIR, four more double bedrooms all with sliding built ins serviced by a main bathroom, powder room and air-conditioning. This house is immaculately maintained and offers wide open plan living with a large kitchen, spacious dining area with 2 separate living areas plus an office/activity room linking 3 of the bedrooms where the kids can have their space; and you too!

Spend most of your time outdoors relaxing the day away in the well-designed covered patio area which opens up to the sparkling in ground salt water pool surrounded by luscious

[For full version visit the website](https://www.amberwerchon.com.au)

Type : House
Price : On Site Auction 15th Feb 2:15 PM
Building Size : 31 sqm
Land Size : 700 sqm
View : <https://www.amberwerchon.com.au/sale/qld/sunshine-coast/sippy-downs/residential/house/1676806>



Amber Werchon
07 5420 0888

<https://www.amberwerchon.com.au>

FLOOR PLAN LAYOUT.

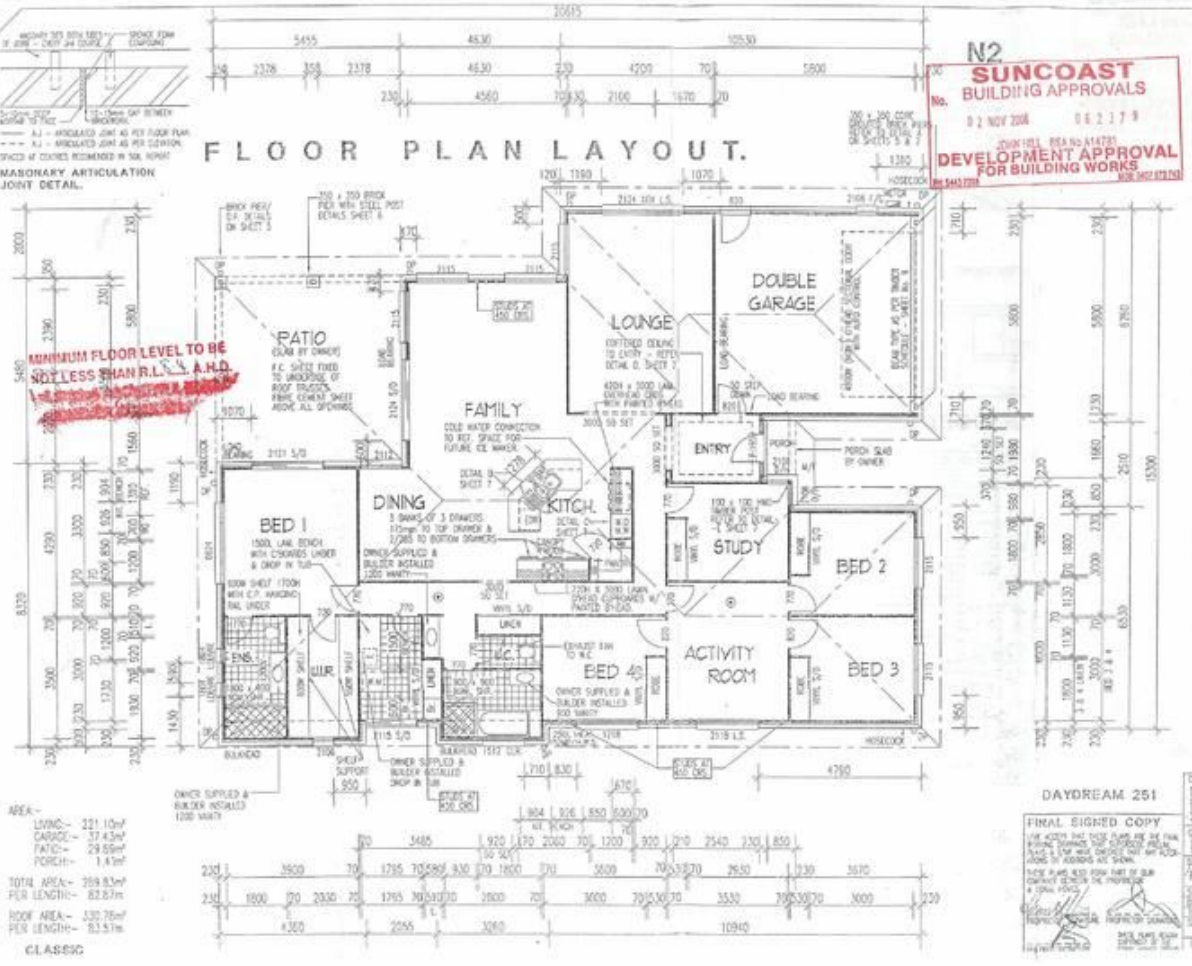
N2
SUNCOAST
 BUILDING APPROVALS
 No. 02 NOV 2006 002178
 DEVELOPMENT APPROVAL
 FOR BUILDING WORKS

LEGEND
 T.F.1. FLOOR FINISHES
 T.F.2. WALL FINISHES
 T.F.3. CEILING FINISHES
 T.F.4. FLOOR COVERINGS
 T.F.5. WINDOW FINISHES
 T.F.6. DOOR FINISHES
 T.F.7. BATH FINISHES
 T.F.8. KITCHEN FINISHES
 T.F.9. LAUNDRY FINISHES
 T.F.10. GARAGE FINISHES
 T.F.11. PORCH FINISHES
 T.F.12. PATIO FINISHES
 T.F.13. STAIR FINISHES
 T.F.14. BALCONY FINISHES
 T.F.15. TERRACE FINISHES
 T.F.16. DRIVEWAY FINISHES
 T.F.17. ROOF FINISHES
 T.F.18. GROUND FINISHES
 T.F.19. FENCE FINISHES
 T.F.20. OTHER FINISHES

NOTES
 1. REFER TO PREVIOUS SHEETS FOR DETAILS.
 2. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN METERS.
 3. ALL WORKING TO BE DONE IN ACCORDANCE WITH THE BUILDING REGULATIONS.
 4. ALL MATERIALS TO BE USED MUST BE APPROVED BY THE AUTHORITY.
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DAYDREAM 251
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AREA
 LIVING - 221.10m²
 GARAGE - 37.43m²
 PATIO - 29.59m²
 PORCH - 1.43m²
 TOTAL AREA - 289.95m²
 PER LENGTH - 82.57m
 ROOF AREA - 130.76m²
 PER LENGTH - 81.57m

CLASSIC

MASONRY ARTICULATION JOINT DETAIL

MINIMUM FLOOR LEVEL TO BE NOT LESS THAN R.L. A.N.D.