AMBER WERCHON

PROPERTY · PEOPLE

## 4 Grimes Terrace Burnside QLD

4 2 2

This delightful family home, presents 'as new' and offers generous easy care living in a quiet residential neighbourhood in popular "Heritage Heights" surrounded by quality homes and abundant green space.

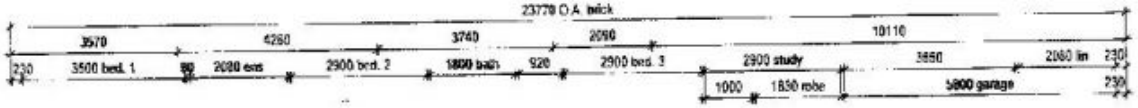
Complete with four bedrooms, two bathrooms, two separate living areas, central kitchen, spacious covered alfresco entertaining area, double lock up garage on a fully landscaped 773m2 block with well established gardens and room for a pool; this is an appealing package.

Features include: two split-system air-conditioners, ceiling fans, stainless steel appliances, access from master bedroom to alfresco patio, good storage throughout and the light, neutral decor creates a fresh, inviting ambience.

For full version visit the website

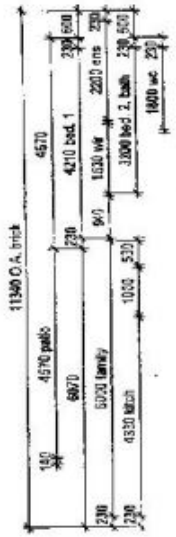
**Type** : House
**Price** : $470,000
**Land Size** : 773 sqm
**View** : https://www.amberwerchon.com.au/2869620

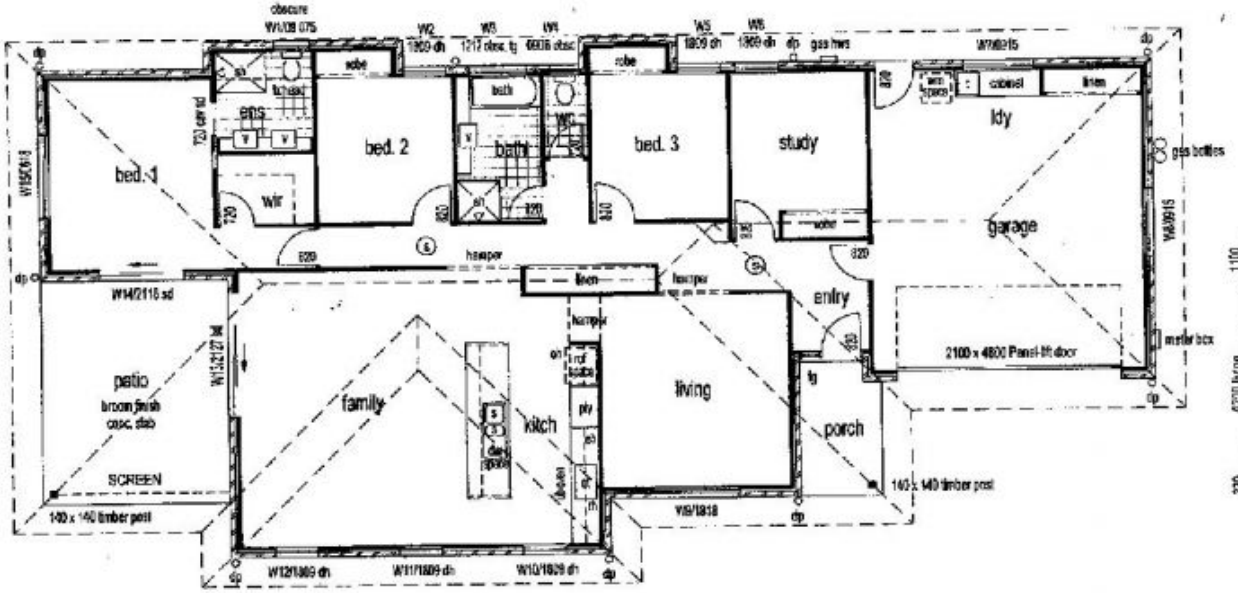
- All External walls 230 mm wide
- All internal walls 70 mm wide (unless shown otherwise)
- Smoke detectors to AS3786, AS1670 link all smoke alarms

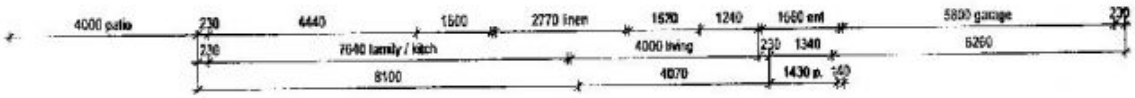



**Sustainable Housing Measures**

- Shower roses to have 3 Star or AAA rating.
- Max water pressure must not exceed 500 kpa
- All toilets to be dual flush.
- Energy efficient lighting is at least 80 % of the total floor area of the building.
- Hot water supply must have a low Greenhouse emission impact.




FLOOR AREA

| | |
|---|---|
| DWELLING | 201.38 sq m |
| PORCH | 4.89 sq m |
| PATIO | 19.48 sq m |
| Total | 225.73 sq m |

ELEV

# FLOOR PLAN

NOTE TO BUILDER - CHECK ALL DIMENSIONS CAREFULLY PRIOR TO CONSTRUCTION INCLUDING COMPLIANCE WITH APPROVED COVENANT AND ALL LOCAL AUTHORITY REQUIREMENTS


Designer:
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Beerwah QLD 4519
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Tel (07) 5494 0553


PROPOSED DEVELOPMENT
LOT 131 GRIMES TERRACE
NAMBOUR

| Date | Amendments |
|---|---|
| | |

| | |
|---|---|
| Scale 1:200 | Job No 13/16 |
| Drawn MD | Sheet No 2 / 3 |
| Date 14.03.13 | |