AMBER WERCHON

PROPERTY · PEOPLE

13 Coorong Street Wurtulla QLD

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Amber Werchon Property has proudly sold 13 Coorong Street, Wurtulla.

This is all about location and opportunity! On a 591m2 corner block, beachside of the Nicklin Way, this lowset home leased until March 2017 offers everything beachside living has to offer. Simply buy the home, live there and love it as you watch your investment sky rocket as development plans roll ahead from the hospital to the ocean. Or look at taking advantage of the development potential, with plans for a potential duplex already in place.

The home itself is removable giving potential resale value and no knockdown costs. It is complete with three bedrooms, two bathrooms, open plan living and double

[For full version visit the website]

Type : House
Price : $560,000
Land Size : 591 sqm
View : https://www.amberwerchon.com.au/3139102

Amber Werchon
07 5430 0888

FLOOR AREAS

UNIT	GROUND FLOOR (m²)	1ST FLOOR (m²)	TOTAL (m²)
1	120.60	99.91	220.51
2	100.27	84.04	184.31
TOTALS	**220.87***	**183.95**	**404.82**

* excludes patio area of 8.97m² & 8.94m² respectively
Total footprint of both Units is 238.78m²

DEVELOPMENT PARAMETER	PLANNING SCHEME REQUIREMENT	PROPOSED DEVELOPMENT
Maximum Building Height	8.5m	5.7m
Maximum Site Cover	40%	40%
Amount of Private Open Space	50m² per dwelling	Unit 1 - 136m² Unit 2 - 95m²
Amount of Soft Landscaping	20% of site (118m²)	134m²
Minimum Car Parking	2 spaces per dwelling	2 provided (garaged)

LEGEND

PROPERTY BOUNDARY

VEGETATION MANAGEMENT

EXISTING TREE TO BE RETAINED IN PROPERTY

EXISTING TREE TO BE RETAINED IN VERGE

PROPOSED LANDSCAPE WORKS

BOUNDARY FENCE - 1.8m high timber paling fence

TURF

GROUNDCOVERS

HEDGES & SHRUBS

TREES

Refer to Landscape Concept Plan 10-01 prepared by Project Urban for further details

SUNSHINE COAST REGIONAL COUNCIL
APPROVED
MCU16/0157 15 July 2016