




# AMBER WERCHON

PROPERTY · PEOPLE



## 27 Almaden Lane Maroochydore QLD

4  2  2 

Amber Werchon Property has proudly sold 27 Almaden Lane, Maroochydore.

Vacant and ready to move straight into, this double storey Sunshine Cove home complete with delightful canal views, offers contemporary central living in the heart of Maroochydore within walking distance to virtually everything.

Presented 'as new', the home is complete with three bedrooms, two bathrooms plus downstairs powder room, rumpus room (which could easily be converted to a fourth bedroom), homework/study area, open plan living, galley style kitchen, covered alfresco entertaining and double lock up garage with extra storage, on a low maintenance corner

**Type** : House  
**Price** : \$615,000  
**View** : <https://www.amberwerchon.com.au/sale/qld/sunshine-coast/maroochydore/residential/house/3421803>

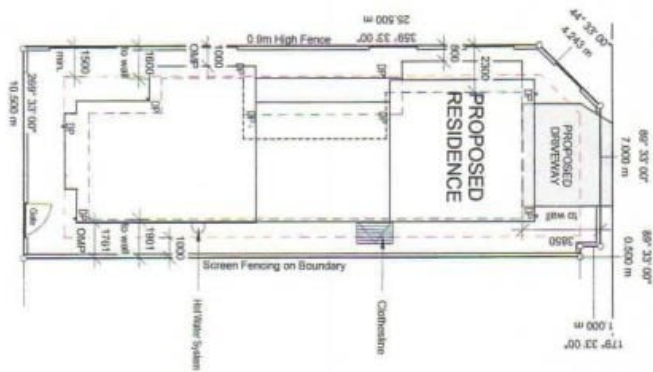


**Amber Werchon**  
07 5430 0888

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

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

ALMADEN LANE



NORMANTON TERRACE

PARK

**SITE PLAN**

SCALE: 1 : 200



RPP  
 LOT 30  
 PARISH of MOOLLOOLAH  
 COUNTY of CANNING  
 AREA: 294m<sup>2</sup>

SITE COVERAGE: 161.4m<sup>2</sup> or 54%

**GENERAL NOTES**

1. All survey pegs are to be staked in position prior to the commencement of construction.
2. The dwelling is not to exceed 4.5m above the Natural Ground Level.
3. The profile of the vehicle access drive is to be as per Local Authority requirements.
4. The site is to be adequately drained to the Engineer's recommendation as set out in the final site plan. Considerations for the maintenance of residential sites with storage.
5. Stormwater to on-site rain water storage tank and stored tanks in accordance with Local Authority requirements.
7. All dimensions to be 500ths LRVIC. Number of m shown.
8. All dimensions are in millimetres.
9. Household water refer Engineer's design and details.
10. All dimensions to be checked prior to construction.

ISSUES	Date	Description
RESUBMIT	08/12/2013	Amendments to Plan
PROJ	07/12/2013	Change to Plan
PROJ	20/11/2013	Revise Plan
PROJ	07/12/2013	Revise Plan
MDN	02/12/2014	Weekly Drawings

**NUTREND**  
 QUALITY HOMES

SHOP 2/700 MCKILIN WAY,  
 CLIFTONHILL, QLD  
 PH: 07 5438 8088  
 FAX: 5437 8088  
 BSA LIC. NO. 118 2208  
 WWW.NUTREND.COM.AU

**NOTES**

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5. Household water refer Engineer's design and details.

6. All dimensions to be checked prior to construction.

Drawn By: **ABIAFH**  
 Checked By: **TL**  
 Scale: **AS INDICATED**  
 Orig. Sheet Size: **A3**  
 Date: **12.02.2014**

PROPOSED NEW HOME  
 for  
**ROS BISHAH**  
 at  
**LOT 30 ALMADEN LANE,  
 BURNSHIRE GROVE, QLD**

Sheet Number:  
**A 102**  
 Site Plan