

AMBER WERCHON

PROPERTY · PEOPLE



32 Donegal Drive Yaroomba QLD

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Amber Werchon property presents to the market 32 Donegal Drive, Yaroomba.

Private single storey house which is perfect to entertain family and friends with its built in BBQ, great separation of living for teenagers, side access to park the boat... It has it all!! The sellers bought their next property so make an offer today!

The home is complete with four bedrooms, two bathrooms, two separate living areas, study, central kitchen, north-east facing covered alfresco entertaining patio with built-in BBQ, 7x4m in-ground pool plus sunbathing timber deck, double lock up garage with storage and workshop, plus side access to bring in your boat, on a fully fenced, landscaped

Type : House
Price : \$756,000
Building Size : 269.7 sqm
Land Size : 632 sqm
View : <https://www.amberwerchon.com.au/3716635>



Amber Werchon
07 5430 0888

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

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



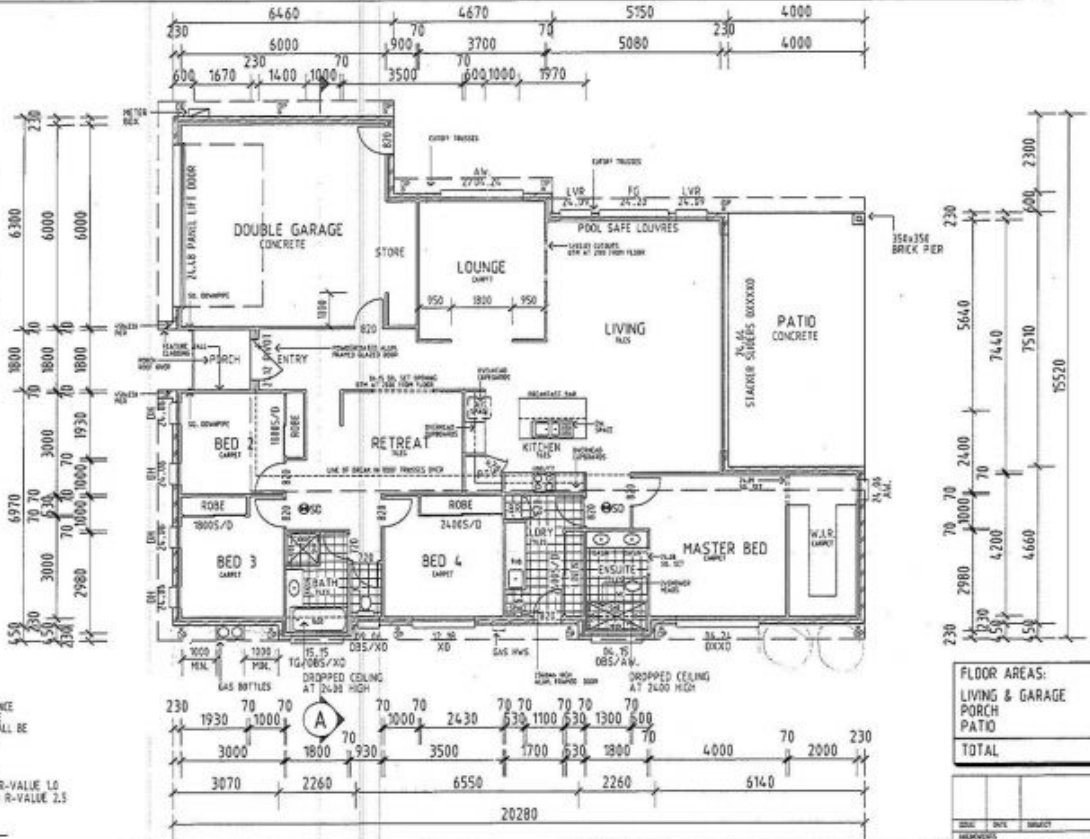
STANDARD BUILDING REQUIREMENTS
 1. SHOWER ROOMS IN THE RESIDENCE MUST HAVE AN AIR BATHING SHOWER SCREEN OR A 1.5 STAR WATER EFFICIENCY LABELS APPLICABLE TO THE RESIDENCE.
 2. ALL TOILET BATHS MUST HAVE A 1.5 STAR WATER EFFICIENCY LABELS APPLICABLE TO THE RESIDENCE.
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- LEGEND**
- AW WINDOW
 - BD BED
 - CB CLOSET
 - CL CLOSET
 - CS CLOSET
 - DR DOOR
 - EN ENTRY
 - EX EXTERIOR
 - GL GLASS
 - GR GRASS
 - HT HEATING
 - IB INSULATION
 - IS INSULATION
 - LA LAUNDRY
 - LI LIGHTING
 - LS LIVING
 - MA MASTER BED
 - ME MEASUREMENT
 - MO MOISTURE
 - PA PATIO
 - PL PLASTER
 - PO PORCH
 - PR PRINTER
 - RE RETIREMENT
 - RO ROBE
 - RS ROSE
 - ST STAIRS
 - TR TRAP
 - TV TELEVISION
 - WC W.C.
 - WDR WARDROBE
 - WV WINDOW

SMOKE ALARMS
 PROVIDE SMOKE ALARMS TO THE RESIDENCE IN ACCORDANCE WITH PART 3.7.2 OF THE S.C.A. 2006 - VOLUME TWO. ALARMS SHALL BE CONNECTED TO MAINS POWER. REFER TO PLANS FOR POSITIONS AND.

ENERGY EFFICIENCY REQUIREMENTS
 WALLS: INSULATED TO ACHIEVE AN R-VALUE 1.0
 CEILING: INSULATED TO ACHIEVE AN R-VALUE 2.5

FLOOR PLAN



FLOOR AREAS:

LIVING & GARAGE	237.2 m ²
PORCH	2.5 m ²
PATIO	30.0 m ²
TOTAL	269.7 m²

DATE	BY	REVISION

SCALE	DATE	PROJECT
1:100 (A3)	28.04.2008	2 of 9



O.B.S.A. 1942571
 75 HUGRAVE DRIVE
 YANDINA CREEK QLD 4561
 PH: 0417 327862
 FAX: (07) 5449 3589

PROPOSED RESIDENCE
 LOT 49
 DONEGAL DRIVE
 YAROOMBA

KIERON JAMES DESIGN
 BUILDING DESIGN & DRAFTING
 PH: 0417 833 275 FAX: 07 5448 3698
 P.O. BOX 483 COOLIM BEACH QLD 4573
 MEMBER BDAQ - QBSA LICENCE No. 81726



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