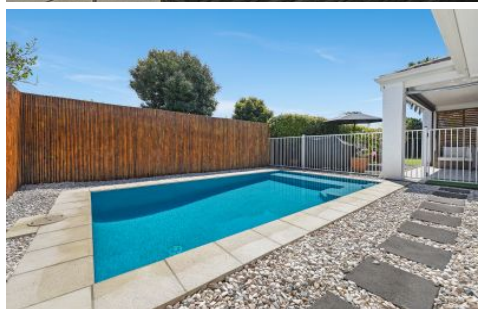


AMBER WERCHON

PROPERTY · PEOPLE



2 Creekside Drive Sippy Downs QLD

4 2 2

Amber Werchon Property presents to the market 2 Creekside Drive, Sippy Downs; this former display home on a 582m2 corner block in the Bellflower precinct, offers effortless easy-care living for the whole family to embrace in a quiet neighbourhood just a short walk to local child-friendly park, and with quick, convenient access to major amenities.

All on one level for good connectivity, functionality, and seamless flow; the home is complete with four bedrooms, two bathrooms, two separate living areas, central kitchen, north-facing alfresco entertaining area overlooking 30,000 litre concrete pool, separate laundry and double lock up garage with side access to bring in a boat/caravan/trailer.

Type : House
Price : \$567,500
Land Size : 582 sqm
View : <https://www.amberwerchon.com.au/sale/qld/sunshine-coast/sippy-downs/residential/house/4538673>



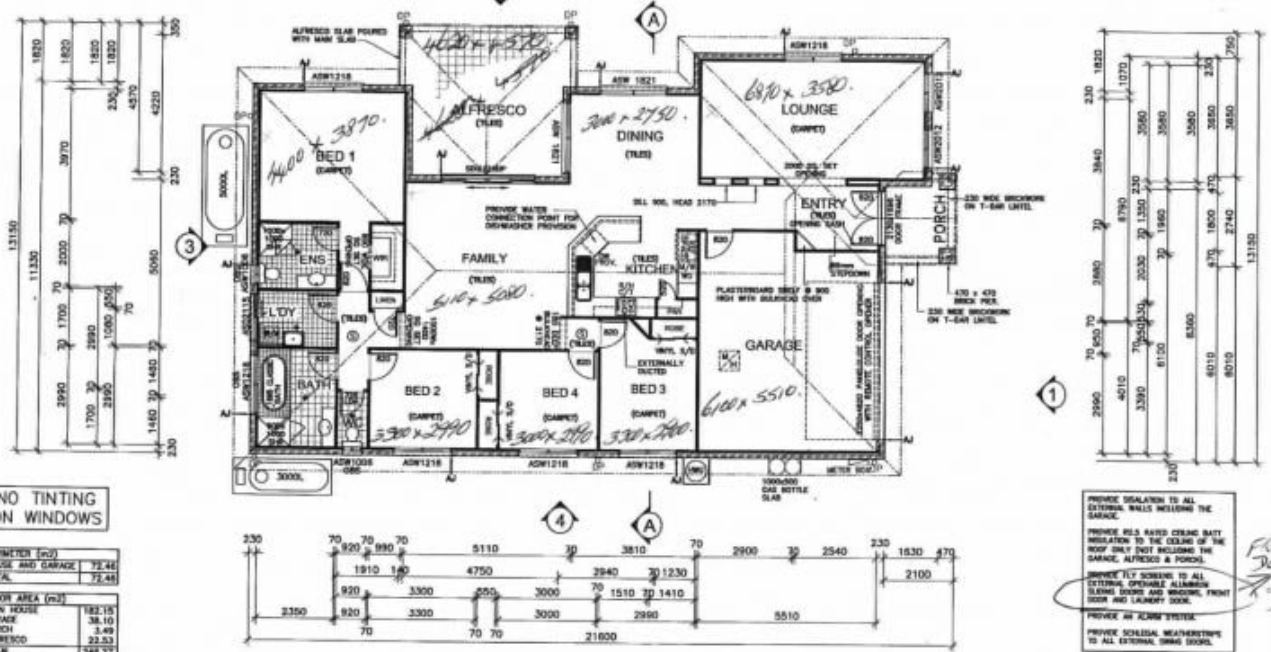
Amber Werchon
07 5430 0888

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

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

NOTE:
 PROVIDE GAS ROUGH IN AND FIT OUT FOR GAS IRNU AND THE CONNECTION OF THE REGULATOR TO BEST 42kg GAS BOTTLES. CLIENT IS RESPONSIBLE FOR SUPPLY AND MAINTENANCE OF THE GAS BOTTLES (ASIGNED 42kg BOTTLES).

APPROVED FOR CONSTRUCTION



NO TINTING ON WINDOWS

PERIMETER (m)	
HOUSE AND GARAGE	72.46
TOTAL	72.46
FLOOR AREA (m ²)	
MAIN HOUSE	182.15
GARAGE	38.10
PORCH	2.49
ALFRESCO	22.53
TOTAL	245.27

PROVIDE SEALING TO ALL EXTERNAL WALLS INCLUDING THE GARAGE.
 PROVIDE WELS RATED CEILING BATT INSULATION TO THE CEILING OF THE ROOF ONLY (NOT INCLUDING THE GARAGE, ALFRESCO & PORCH).
 PROVIDE TYP. GLASSING TO ALL EXTERNAL OPERABLE ALUMINUM SLIDING DOORS AND WINDOWS, FRONT DOOR AND LAUNDRY DOOR.
 PROVIDE AN ALUMI SYSTEM.
 PROVIDE SOLID WEATHERSTRIPS TO ALL EXTERNAL DOOR DOORS.

Handwritten notes:
 Floor on deck
 2-2-2007

Clarendon Residential Group
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 2480 Pacific Highway, Springwood Q.L.D. 4127
 T: (07) 2897 1200 F: (07) 2897 1200

CLIENT'S SIGNATURE _____ DATE _____
 APPROVED: Sarina
 Garage to left hand side

CLIENT: Investa Property Group
 SITE ADDRESS: Lot 64
 Creekside Drive
 Sippy Downs

Council Approval Stage	
ISSUE G.L.I.	DATE: 28 Apr 2005
ISSUE T.C.D.	ISSUED: []
SHEET: 4	JOB NO: 71.3675