

AMBER WERCHON

PROPERTY · PEOPLE



25 Greenview Avenue Beerwah QLD

4  2  2 

Dan Lal of Amber Werchon Property presents to the market 25 Greenview Avenue, Beerwah. This solid brick and tile property is the ultimate family home in a peaceful location, so close to town!

Featuring four bedrooms, two bathrooms, double garage, ceiling fans and air conditioning, herb garden, updated flooring, 4.25kW solar system, garden shed, and outdoor alfresco area, all on 512m² of land, there is nothing to do here except move in and enjoy!

Head inside to the open plan living and dining area which is light filled and spacious. The chef of the family will be very happy with the kitchen as it boasts cool neutral colours, new cooktop, contemporary lighting, an abundance of

Type : House
Price : \$468,000
Land Size : 512 sqm
View : <https://www.amberwerchon.com.au/sale/qld/sunshine-coast/beerwah/residential/house/5910665>



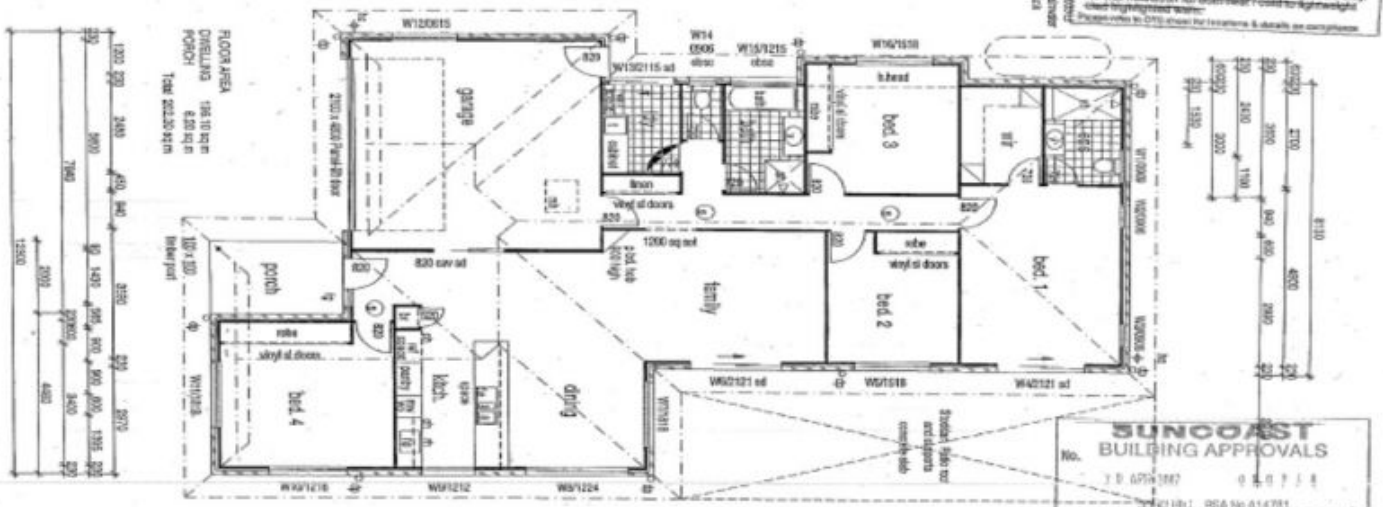
Dan Lal
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[For full version visit the website](https://www.amberwerchon.com.au)

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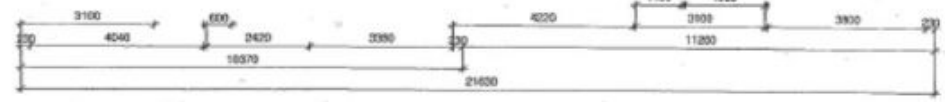


ENERGY EFFICIENCY REQUIREMENTS
 Approved Special Clause 10 Safety Provisions of the BCA
Roof / Ceiling Insulation
 Option 1: Roof **RBM** Ceiling **R1.0** batts
 Option 2: Roof **RBM** Ceiling **R1.5** batts
 Option 3: Roof **above R1.5 batts** Ceiling **R1.5** batts
Wall Insulation: R0.5 (Full to Alignment with ceiling) or R0.5 (Full to Alignment with ceiling) with lightweight clear lightweight plaster
 Refer to D10 sheet for locations & details see compliance



FLOOR AREA
 CHIMNEY 156 sq m
 PORCH 620 sq m
 TOTAL 2186 sq m

SUNCOAST BUILDING APPROVALS
 No. 13 075 187
 DEVELOPMENT APPROVAL FOR BUILDING WORKS
 No. 1181, 856 No A14781



- At External walls 225 mm wide
- At Internal walls 75 mm wide
- External doors to 200mm, 450mm
- At all window sills