

**40 Blueberry Street Banksia Beach QLD**

4 2 2

Located in one of Banksia Beach's most tightly held streets this truly elegant lowset home offers wonderful living spaces and alfresco entertaining options with spa and bar facilities.

Complete with four bedrooms, two bathrooms, beautifully appointed kitchen with an abundance of space, open plan living and dining, retreat for children and alfresco entertaining terrace. This home presents immaculately and exudes effortless style.

The kitchen is equipped with dishwasher, loads of bench space, stainless steel oven, large breakfast bar, double fridge space, and large pantry. It overlooks the open plan living and dining area and beyond to the alfresco terrace access by large fold back doors.

**Price** : \$ 580,000  
**Building Size** : 268 sqm  
**Land Size** : 550 sqm  
**View** : <https://www.kdnorth.com.au/sale/qld/red-cliffe-bribie-caboolture/banksia-beach/residential/house/5671289>



**Mark Van Derzeil**  
07 3410 7721

Energy Efficiency to comply with BCA 3.12  
 Energy Efficiency (tenacity rating of 6.0 stars).  
 NOTE: 50 Star rating with 1 Star credit for PV cells under  
 GDE

- Wall insulation (Thermax) foil to external timber framed walls (not between House & Garage)
- R2.5 insulation bats to roof space including garage
- R1.5 wall bats to upper floor walls
- Assumes medium colours & drops by owner after handover

WINDOW HEAD HEIGHT SCHEDULE

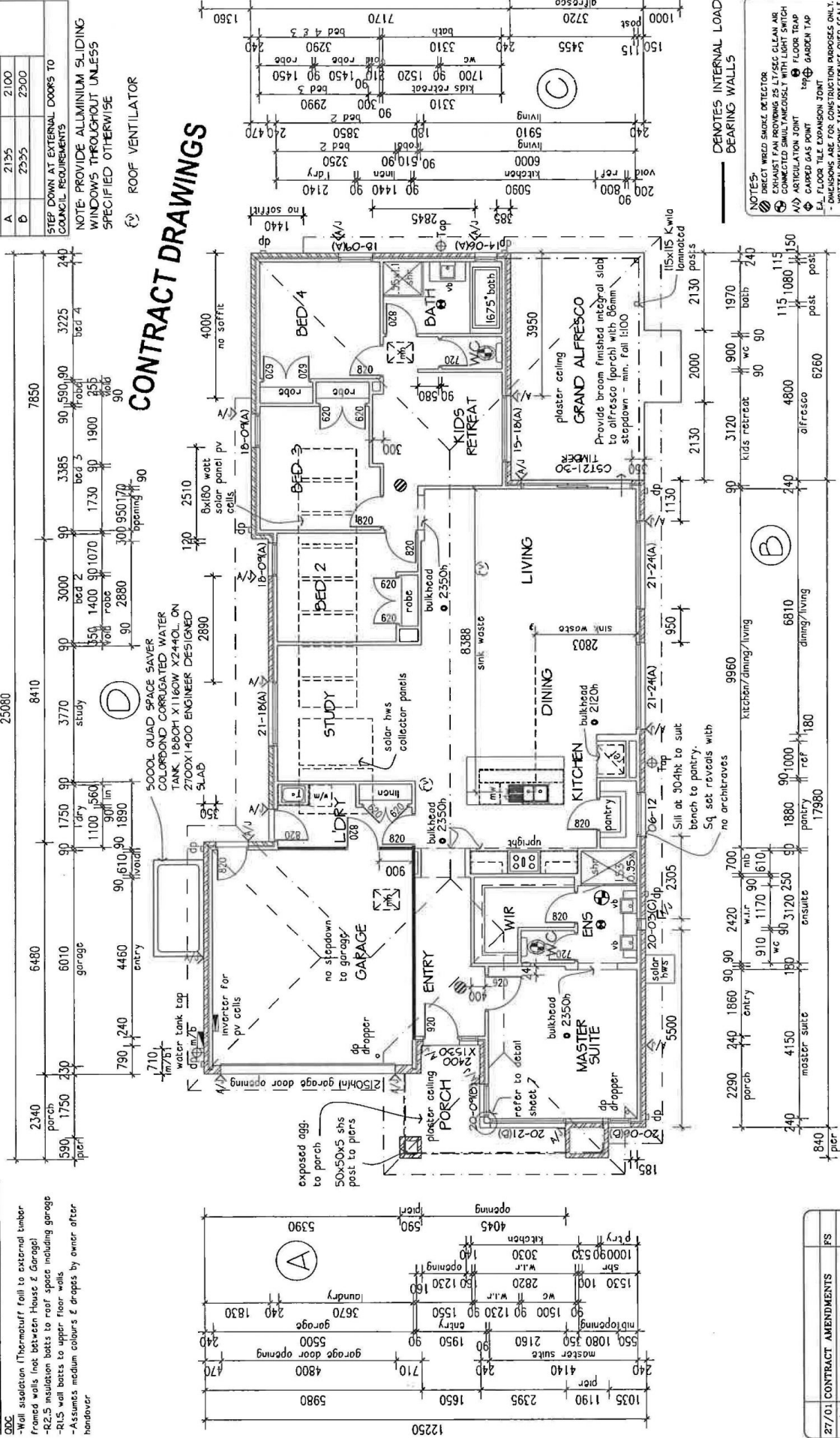
CODE	FRAME OPENING HT FROM FLOOR	TOP OF ALUMINIUM
A	2135	2100
B	2255	2300

STEP DOWN AT EXTERNAL DOORS TO  
 COUNCIL REQUIREMENTS

NOTE: PROVIDE ALUMINIUM SLIDING  
 WINDOWS THROUGHOUT UNLESS  
 SPECIFIED OTHERWISE

☉ ROOF VENTILATOR

# CONTRACT DRAWINGS



- NOTES:
- ☉ DIRECT WELD SINKLE DETECTOR
  - ☉ EXHAUST FAN PROVIDING 25 LIT/SEC CLEAN AIR
  - ☉ CONNECTED SIMULTANEOUSLY WITH LIGHT SWITCH
  - ☉ ARTICULATION JOINT
  - ☉ FLOOR TRAP
  - ☉ CARPED GAS POINT
  - ☉ GARDEN TAP
  - ☉ FLOOR TILE EXPANSION JOINT
  - ☉ L.F. FLOOR TILE EXPANSION JOINT
  - ☉ DIMENSIONS ARE FOR CONSTRUCTION PURPOSES ONLY.
  - ☉ ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.
  - ☉ ALL WINDOW SIZES ARE NOMINAL.
  - ☉ BRICK DIMENSIONS ARE NOMINAL.
  - ☉ PROVIDE A 250mm DAM, REMOVABLE INSPECTION COVER TO CEILING BELOW BATH & SPA WASTES.

**plantation homes**

A Division of Henley Properties QLD Pty Ltd  
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CODE	NAME	DATE	ISSUE
	ASTON	19/09/11	
	LONGBEACH Q1	19/09/11	
	FOR SHEENAN / HICKS	19/09/11	
	AT LOT 133, BLUEBERRY ST, BANKSIA BEACH	19/09/11	

FLOOR PLAN	HAND	RH	SHEET 2
ASTON	FOR SHEENAN / HICKS	8.6 sqm	PORCH / W.C.
LONGBEACH Q1	FOR SHEENAN / HICKS	36.5 sqm	BALCONY
FOR SHEENAN / HICKS	FOR SHEENAN / HICKS	23.3 sqm	GARAGE
AT LOT 133, BLUEBERRY ST, BANKSIA BEACH	FOR SHEENAN / HICKS	267.8 sqm	TOTAL

DATE	REVISION	BY
27/01	CONTRACT AMENDMENTS	FS
17/01	CONTRACT AMENDMENTS	FS
08/01	CONTRACT ISSUE	MA
	DATE REVISION	DRAWN

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