



**1 Ningaloo Crescent BURDELL QLD**

4 2 2

A unique offering of serenity, light and unquestionable quality this fantastic home is built on an unheard of 1018sqm allotment. With a superior layout whether you are buying as an owner occupier or investor this home is definitely a must inspect!!

**Type** : House  
**Price** : \$ 440,000  
**Land Size** : 1018 sqm  
**View** : <https://www.lynham.com.au/2298456>

**THE PROPERTY**

- 4 Great size bedrooms
- Theatre room at front of home
- Fully tiled throughout
- Cathedral ceilings in living area
- Open plan living dining
- Beautiful modern kitchen which opens out to patio
- Entertaining area
- Fully air conditioned
- Master bedroom has BIR & ensuite
- Study nook
- Huge 1018sqm allotment
- Three access points to yard
- Internal laundry
- Security screens

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

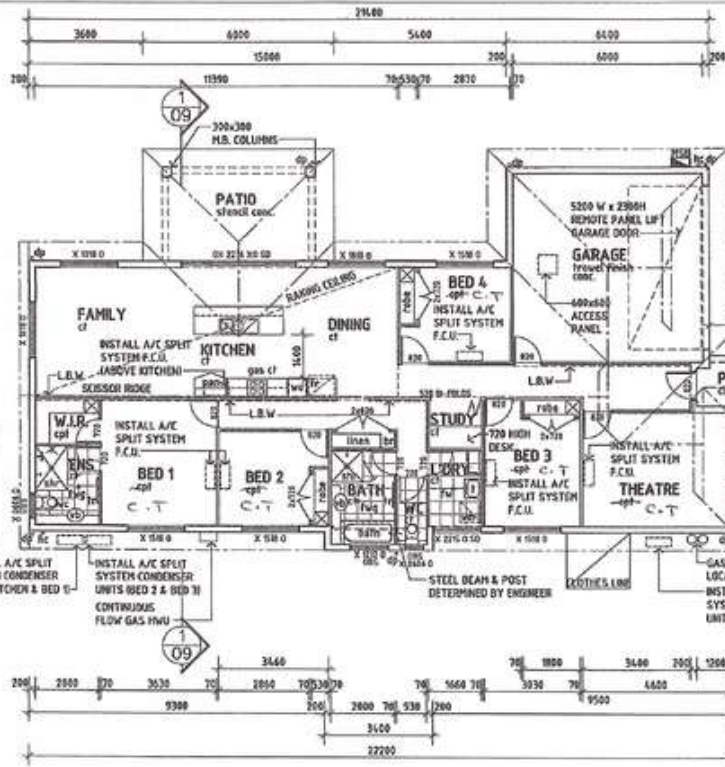


**Shelly Lynham**  
07 4723 3222



**Graham Lynham**  
07 4723 3222

WIND CATEGORY C2



**AREAS**

BED 1	16.52 sqm
BED 2	10.34 sqm
BED 3	12.12 sqm
BED 4	10.41 sqm
THEATRE	10.56 sqm
FAMILY / DINING	
KITCHEN	47.04 sqm
STUDY	2.55 sqm
BATH	3.98 sqm
ENSUITE	3.49 sqm
LAUNDRY	3.56 sqm
W.I.R.	2.86 sqm
L.V.C.	1.95 sqm
LIVING	168.88 sqm
PATIO	21.60 sqm
PORCH	4.18 sqm
GARAGE	39.12 sqm
<b>TOTAL</b>	<b>233.76 sqm</b>



1 FLOOR PLAN 1:100

**NOTE**  
 ALL BUILDING MATERIAL TO BE TERMITTE TREATED.  
 DO NOT POUR SLAB UNTIL WATER & POWER HAS BEEN LAD UNDER SLAB TO ISLAND BEHIN KITCHEN.

<p><b>CASE CONSTRUCTIONS</b>                  Address: PO Box 104                  Hyde Park, G21 4812                  Phone: 07 47955700                  Fax: 07 47754910</p>	<p>© copyright                  CASE CONSTRUCTIONS/CMPL/LS                  THIS PLAN/COUNTY IS/ARE                  IN/ARE DRAWN/REVISED BY                  WRITTEN CONSENT OF CASE                  CONSTRUCTIONS/CMPL/LS</p>	Project: NEW RESIDENCE	Title: FLOOR PLAN	Job No: 00006
		Client: DION & SHARON HAWKINS	Date: 07.03.10 Scale: 1:100	Drawing No: WDD4