



Graham
Lynham
REALESTATE



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Area: 416 m2

Exceptional Home

As far as rental properties go this home is definitely a step above the rest! With sophisticated style, quality finishes and a spacious open plan living area you are sure to be impressed. Perfectly located on a quiet street in the beautiful Northshore estate we urge you to call for an inspection!

THE PROPERTY

- 4 Bedrooms
- Master bedroom has huge WIR & Private ensuite
- Ensuite has beautiful double shower and vanity and separate toilet
- 3 Remaining bedrooms all have BIR
- Fully air conditioned with split systems
- Modern kitchen with gas stove
- Large open plan living/dining area
- Study nook in living area
- Great size entertaining area
- Main bathroom has separate bath and shower
- Double garage
- Walking distance to Stockland Woolworths a



Lynham & Co.
RENTALS



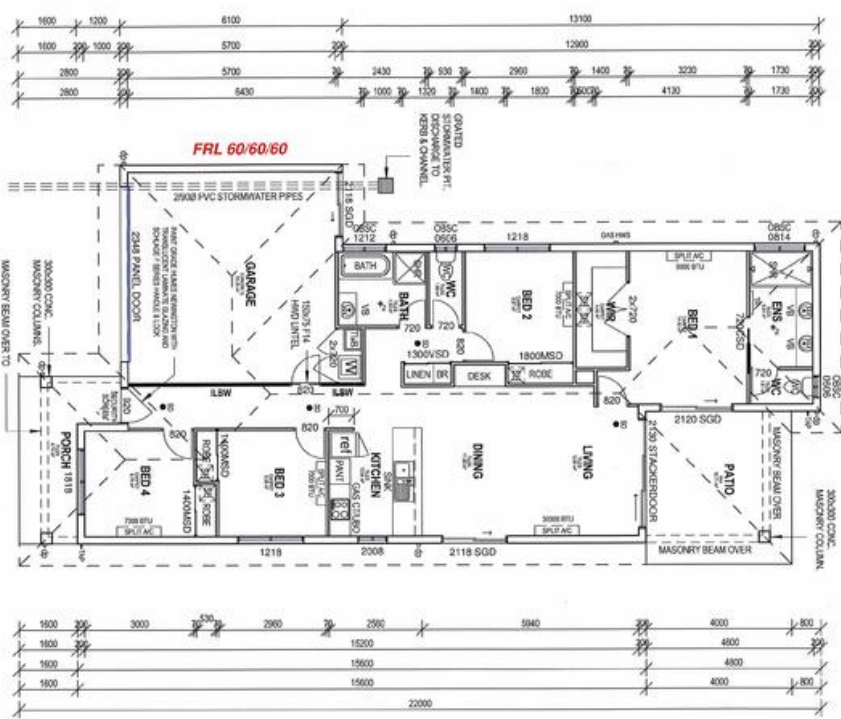
Lynham & Co. Rental



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OFFICE

37Thuringowa Drive, Kirwan
07 4723 3222



1 FLOOR PLAN
1 : 100

CLASSIFICATION : C1

INTERNAL TIMBER BEARING WALLS:
INTERNAL BEARING WALLS SHALL BE CONSTRUCTED WITH 140MM x 4500MM x 1800MM STUDS AT 450 CDS, INVO OF 1800MM. SHEET ROUGH SIZES WITH 1800MM x 1800MM x 1800MM SHEETING TO NET AREA.

INTERNAL TIMBER DRAINAGE WALLS:
DRAINAGE WALLS SHALL BE CONSTRUCTED WITH 140MM x 4500MM x 1800MM STUDS AT 450 CDS, INVO OF 1800MM. SHEET ROUGH SIZES WITH 1800MM x 1800MM x 1800MM SHEETING TO NET AREA.

INTERNAL LOAD BEARING TIMBERS:
INTERNAL LOAD BEARING TIMBERS SHALL BE CONSTRUCTED WITH 140MM x 4500MM x 1800MM STUDS AT 450 CDS, INVO OF 1800MM. SHEET ROUGH SIZES WITH 1800MM x 1800MM x 1800MM SHEETING TO NET AREA.

STEELWORK:
STEELWORK SHALL BE CONSTRUCTED WITH 140MM x 4500MM x 1800MM STUDS AT 450 CDS, INVO OF 1800MM. SHEET ROUGH SIZES WITH 1800MM x 1800MM x 1800MM SHEETING TO NET AREA.

NOTE:
THE KITCHEN CAPPED LAYOUT SHOWN ON THIS PLAN IS ONLY A GUIDE. THE FINAL DESIGN SHALL BE DETERMINED BY THE BUILDERS AND CONTRACTORS IN THE FIELD AND SHALL BE SUBJECT TO THE APPROVAL OF THE BUILDING OFFICER.

AIR CONDITIONERS:
AIR CONDITIONERS SHALL BE CONSTRUCTED WITH 140MM x 4500MM x 1800MM STUDS AT 450 CDS, INVO OF 1800MM. SHEET ROUGH SIZES WITH 1800MM x 1800MM x 1800MM SHEETING TO NET AREA.

NOTE:
TOILET POSING FOR FINISHED FLOOR SHALL BE SUBJECT TO ALL RELEVANT BEAM REQUIREMENTS.

LEGEND

1	WALLS TO BE CONSTRUCTED WITH 140MM x 4500MM x 1800MM STUDS AT 450 CDS, INVO OF 1800MM. SHEET ROUGH SIZES WITH 1800MM x 1800MM x 1800MM SHEETING TO NET AREA.
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ELEVATION KEY

1	PROVIDE NORTH SHORE NBN BROADBAND TO HOUSE
2	PROVIDE NORTH SHORE NBN BROADBAND TO HOUSE
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AREAS:

LIVING	120.88 sqm
DINING	58.88 sqm
KITCHEN	16.80 sqm
PORCH	9.18 sqm
TOTAL	165.25 sqm

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