



PRICE GUIDE: \$380 - Internet included

Area: 512 m2

High Quality Home

This contemporary home is a statement in style. Unlike many homes on the rental market this home has been built with quality in mind that really puts it above the rest. Peacefully located in Greenview/Liberty Rise Estate, it is a family friendly neighborhood that still provides utmost convenience to the best Kirwan has to offer.

****100 GB per/month of high speed internet included for the first 12 months!****

THE PROPERTY

- 3 Large bedrooms, all with BIR
- Fully air conditioned
- Large living/dining area with custom built tv cabinet
- Separate theatre room
- Stunning kitchen with quality appliances, stone benchtops,
- Master bedroom with beautiful ensuite
- Ensuite has floor to ceiling tiles, separate toilet and large shower head
- Great size patio
- Double gate side access to the right and s



Lynham & Co.
RENTALS



Lynham & Co. Rental

Graham Lynham
REALESTATE

OFFICE

37Thuringowa Drive, Kirwan
07 4723 3222

DESIGN WIND CLASSIFICATION - C1

INTERNAL TIMBER FRAMED WALLS:
 150mm STUDS WITH 40mm GIPS BOARD AND 150mm GIPS SHEETING TO INTERIORS.
 150mm PLASTERBOARD, 15mm FFC SHEETING TO EXTERIORS.

FRAMED WALLS TO EXTERIOR:
 150mm STUDS WITH 40mm GIPS BOARD AND 150mm GIPS SHEETING TO INTERIORS.
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TRUSSES OVER INTERNAL LOAD BEARING WALLS TO BE BRACED DOWN TO FOOTING

STEELWORK:
 TO COMPLY WITH AS 4120 & AS 6008 ALL STEELWORK TO BE WELDED TO BE (S) CONTINUOUS WELDED JOINTS (CPW).

NOTE:
 THE UTILITIES LAYOUT SHOWN ON THIS PLAN IS ONLY AN INDICATIVE LAYOUT. THE EXACT LAYOUT IS TO BE DETERMINED BY THE BUILDERS P.C. ALLOWANCE SHOWN IN THE BUILDING CONTRACT.

AIR CONDITIONERS:
 VERIFY AIR CONDITIONER SIZES AND TYPES WITH THE BUILDERS P.C. ALLOWANCE SHOWN IN THE BUILDING CONTRACT.

GARAGE DOORS:
 ALL GARAGE ROLLER DOORS AND DOORS TO BE PROVIDED WITH WINDLOCKS AND CHECKS TO AS 1972.2 AND AS 2042.

DOWNPIPES:
 ALL DOWNPIPES TO BE DISCHARGED INTO 300x300 STORMWATER TO AS 1972.2 AND AS 2042.

NOTE:
 TOILET DOORS TO BE PROVIDED WITH LIFT OFF HINGES TO ALL TOILETS TO MEET ADA REQUIREMENTS.

LEGEND

1. UNFINISHED CONCRETE
 2. FINISHED CONCRETE
 3. METAL ROOF PANEL SYSTEM
 4. METAL ROOF PANEL SYSTEM
 5. METAL ROOF PANEL SYSTEM
 6. METAL ROOF PANEL SYSTEM
 7. METAL ROOF PANEL SYSTEM
 8. METAL ROOF PANEL SYSTEM
 9. METAL ROOF PANEL SYSTEM
 10. METAL ROOF PANEL SYSTEM

ELEVATION KEY

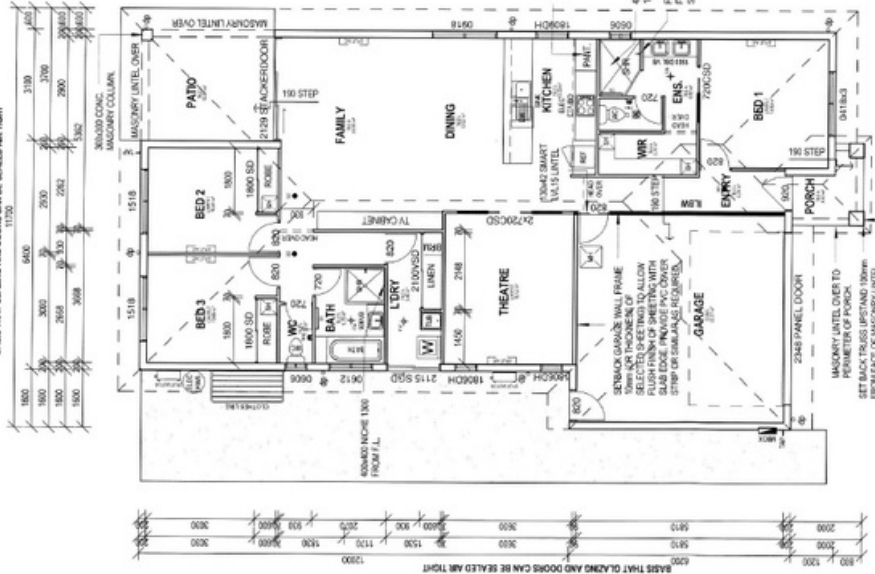
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AREAS:
 LIVING 136.83 sqm
 KITCHEN 36.32 sqm
 PATIO 11.11 sqm
 PORCH 1.52 sqm
 TOTAL 181.14 sqm
 EXTRA PATIO CONC. 4.44 sqm



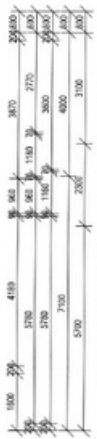
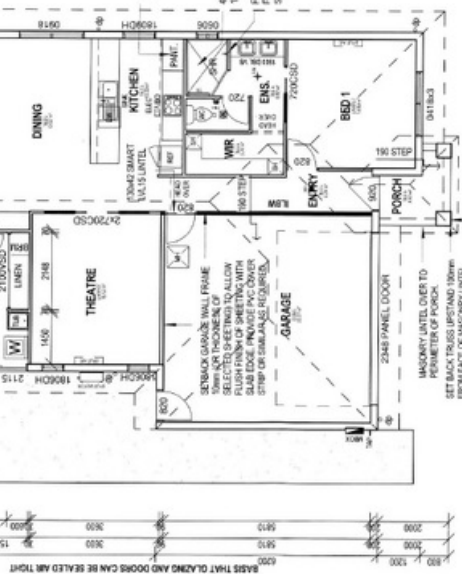
NORTH FACING - ACOUSTIC TREATMENT 'G' RATING

BASES THAT GLAZED AND DOORS CAN BE SEALED AIR TIGHT



WEST FACING - ACOUSTIC TREATMENT 'G' RATING

BASES THAT GLAZED AND DOORS CAN BE SEALED AIR TIGHT



SOUTH FACING - ACOUSTIC TREATMENT 'F' RATING

BASES THAT GLAZED AND DOORS CAN BE SEALED AIR TIGHT



1 FLOOR PLAN
 1 : 100