



13 Admiral Crescent SPRINGFIELD LAKES QLD

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IT'S GOT EVERYTHING !! Pool, Bali Hut, Media Room, Pool Room, Office, Superb Kitchen, formal lounge, Fantastic Master suite and presents like new!

Land Size : 640 sqm
View : <https://www.lavieps.com.au/sale/qld/ipswich-west-moreton/springfield-lakes/residential/house/5679755>

Mmmhmmm this is definitely the HOME you've been waiting for... walking in you will see golden coloured bamboo flooring throughout the downstairs of the home, high ceilings, a large office to the right and a lovely formal (ish) lounge to the right. Through past the stairs you are going to fall in love... Entertaining in this house is a must, the only difficult thing is to decide what to do next... is it play Pool, relax and enjoy a movie in the cinema style media room, cook up a storm in the gourmet kitchen, read a book in the bali hut, swim under the stars with a balinesian style waterfall. Or simply have a few friends over for a barbie and enjoy the spacious sala while doing all of the above!

TRUCKER TRAILER WITH PROTECTION
 ABOVE STAIR NOSELINE PROVIDE BALUSTRADES
 TO LANDING-BALCONY'S MIN. 900mm ABOVE FLOOR
 LEVEL. MAX. 125mm GROUND BETWEEN BALUSTERS.

2x2 BOTTLES BY OWNER
 WITH 10mm PROTECTION &
 100mm MIN. 100mm FROM
 NOSELINE OF CRACK
 100mm TO FILL CRACKS
 100mm TO
 MIN. 100mm FROM SOURCE OF
 CRACKS REPAIRMENT FILL
 CRACKS ONLY

Using 40mm dia. pipes with 30x
 1.5mm dia. epoxy. Using 30mm
 dia. 3.5mm

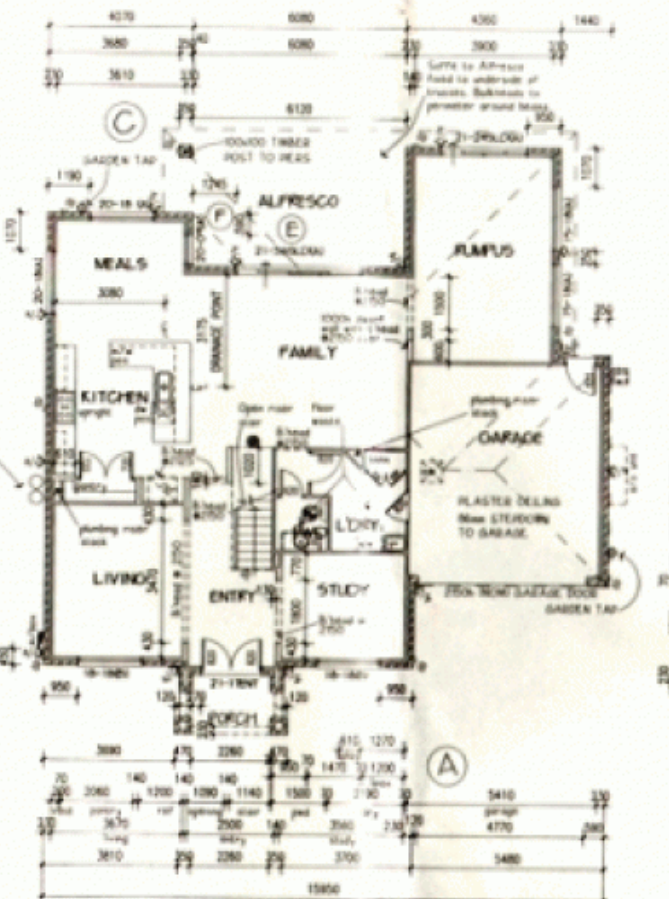
Wall construction: 100mm PCC to
 external finish. Traced walls for
 water proofing if garage
 125mm insulation batts to roof space
 including garage
 150mm acoustic ceiling if garage by
 order after handover

CL/100 C - GARD BATTERS MIXED	R.C.
CL/100 B - FINAL BILLS	R.C.B.
CL/100 A - CONTRACT BILLS	R.C.
DATE REVISION	REMARKS

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GROUND FLOOR PLAN	2	LH	The Palladian	Pembroke
DRAWN: C.C. & S.S.	DATE: 21/10/04	SCALE: 1:100	FOR: Mr MANN & Mr BURROWS	
PROJECT: A 21/10/04	AREA: 1000 sqm	PERMITS: 1000 sqm	Lot 714 Admiral Circuit, SPRINGFIELD	

PLANTATION HOMES
 A Division of Plantation Homes Pty Ltd
 104 Pacific Highway, Springfield, QLD 4128
 Tel: 07 5531 1111



WINDOW FRAME SPACING HEIGHT SCHEDULE

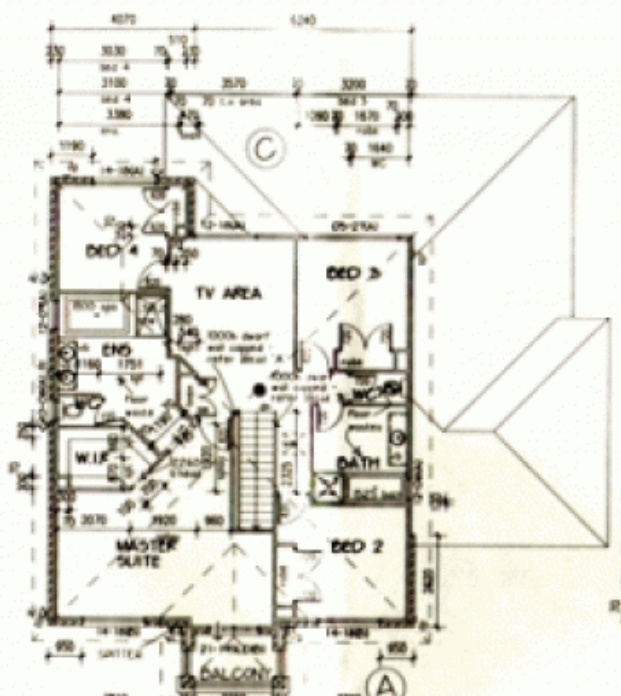
TYPE	HEIGHT	SPACING
1	1000	1000
2	1200	1200
3	1400	1400

NOTE: PROVIDE ALUMINIUM SLIDING WINDOWS TO ENTIRE HOUSE

BUILDING VARIATION
 CHECKED BY: M. J. J. J.

NOTES:

- 1. ALL WALLS TO BE CONCRETE
- 2. ALL ROOFING TO BE CONCRETE WITH 100mm INSULATION
- 3. ALL FLOORING TO BE CONCRETE
- 4. ALL CEILING TO BE CONCRETE
- 5. ALL WINDOWS TO BE ALUMINIUM SLIDING
- 6. ALL DOORS TO BE ALUMINIUM SLIDING
- 7. ALL LIGHTS TO BE CONCRETE
- 8. ALL STAIRS TO BE CONCRETE
- 9. ALL BALUSTERS TO BE CONCRETE
- 10. ALL GARDEN TAPS TO BE CONCRETE



WINDOW FRAME SPACING HEIGHT SCHEDULE

TYPE	HEIGHT	SPACING
1	1000	1000
2	1200	1200
3	1400	1400

NOTE: PROVIDE ALUMINIUM SLIDING WINDOWS TO ENTIRE HOUSE

DETAIL A
 Scale 1:50

DETAIL B
 Scale 1:50

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CL/100 B - FINAL BILLS	R.C.B.
CL/100 A - CONTRACT BILLS	R.C.
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FIRST FLOOR PLAN	2a	LH	The Palladian	Pembroke
DRAWN: C.C. & S.S.	DATE: 21/10/04	SCALE: 1:100	FOR: Mr MANN & Mr BURROWS	
PROJECT: A 21/10/04	AREA: 1000 sqm	PERMITS: 1000 sqm	Lot 714 Admiral Circuit, SPRINGFIELD	

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FINAL DRAWINGS
 CHECKED BY: M. J. J. J.