

46 Aspect Terrace Springfield Lakes QLD

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What a fantastic family home! Ticking off all the wish list boxes -

Let's start from the front;

* Magnificent street frontage in an elevated, breezy, leafy location.

* Two story sprawling 309m² Plantation Homes residence with all the style and sophistication you would expect

* Expansive entrance all with feature staircase and timber style flooring

* 5th bedroom, formal lounge, home office or media room - take your pick

* Separate study room

* Downstairs powder room

* Large laundry

* Open plan living and dining featuring the same beautiful timber style floors that flow throughout the downstairs living areas and large windows and outdoor

Price : \$ 632,000

Building Size : 309 sqm

Land Size : 580 sqm

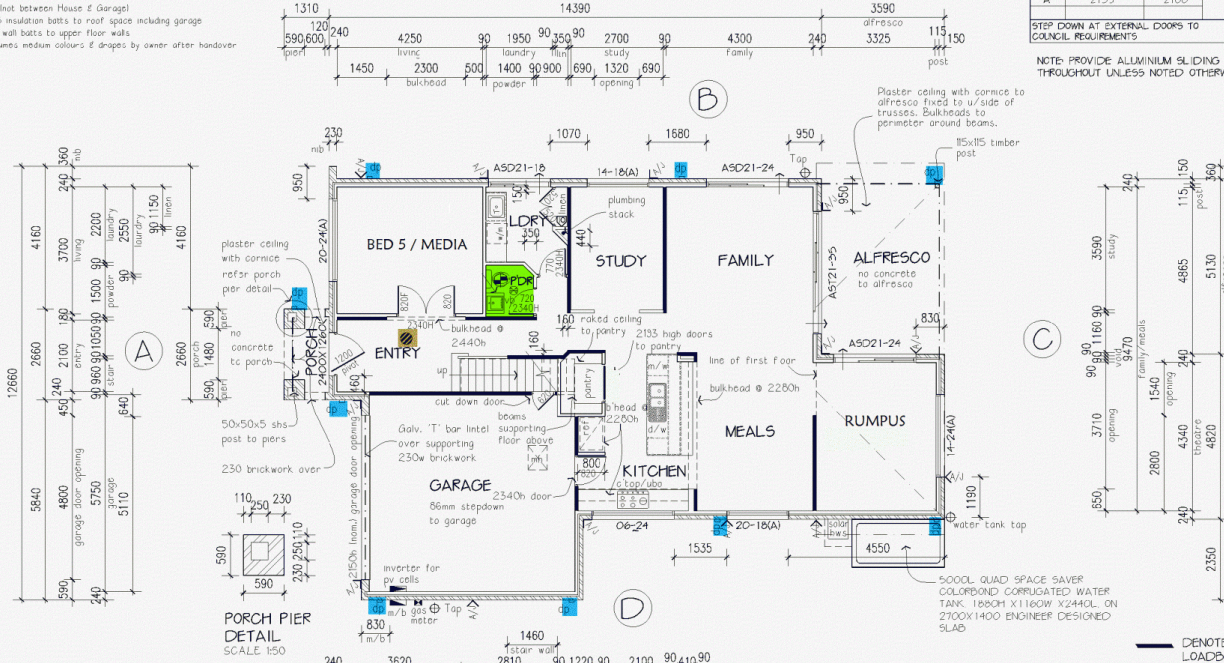
View : <https://www.lavieps.com.au/sale/qld/ips-wich-west-moreton/springfield-lakes/residential/house/5680744>

Energy Efficiency to comply with BCA 3.12
 Energy Efficiency (Energy rating of 6.0 stars)
 NOTE: 5.0 star rating with 1 star credit for PV cells under ODC
 - Wall insulation (Thermastuff) fixed to external timber framed
 walls with batt between House & Garage
 - R2.5 insulation batts to roof space including garage
 - R15 wall batts to upper floor walls
 - Assumes medium colours & drapes by owner after handover

CODE	FRAME OPENING HT FROM FLOOR	TOP OF ALUMINIUM
A	2195	2100

STEP DOWN AT EXTERNAL DOORS TO COUNCIL REQUIREMENTS

NOTE: PROVIDE ALUMINIUM SLIDING WINDOWS THROUGHOUT UNLESS NOTED OTHERWISE



NOTE:
 - PROVIDE 40MM EXTENSION TO SLAB AT ALL SLIDING DOORS 2.1M AND OVER REFER TO DETAIL
 - PROVIDE TERMITE PROTECTION

10/01	CONTRACT ISSUE	RN
DATE	REVISION	DRAWN

GROUND FLOOR PLAN		SHEET 2	HAND RH	Havana Q3
DRAWN	CDS-#-16658	AREAS	GRND FLR	134.7 sqm
CHECKED	A-2H2-II	STRT FLR	114.7 sqm	
SCALE	1:100	SUB-TOTAL	249.4 sqm	
		OUTDOOR AREA	18.4 sqm	
		TOTAL	309.8 sqm	

SHEET 2		HAND RH	Havana Q3
For	At	Lot 1453 Aspect Terrace, SPRINGFIELD LAKES	



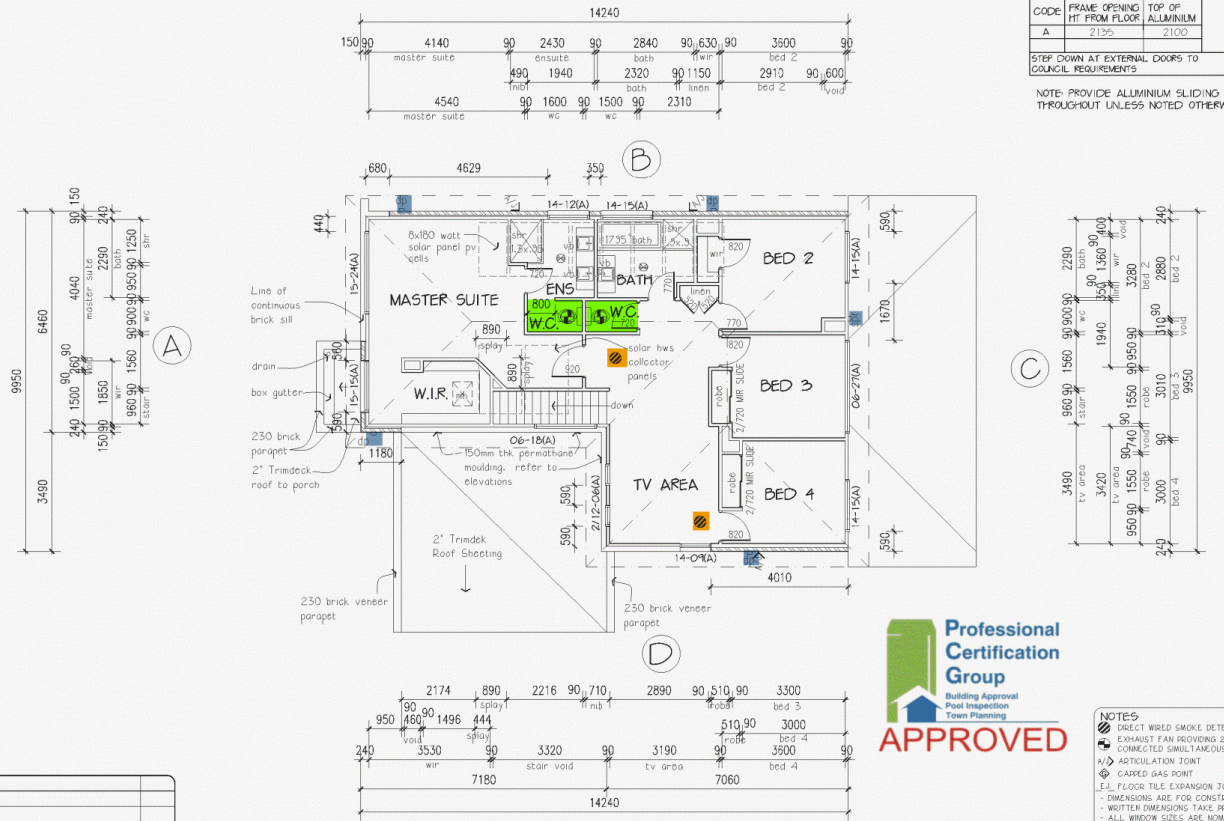
- NOTES
- DIRECT WIRED SMOKE DETECTOR
 - EXHAUST FAN PROVIDING 25 LT/SEC CLEAN AIR CONNECTED SIMULTANEOUSLY WITH LIGHT SWITCH
 - ARTICULATION JOINT
 - FLOOR TRAP
 - CAPPED GAS POINT
 - GARDEN TAP
 - FLOOR TILE EXPANSION JOINT
 - DIMENSIONS ARE FOR CONSTRUCTION PURPOSES ONLY
 - WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE
 - ALL WINDOW SIZES ARE NOMINAL
 - BACK DIMENSIONS ARE NOMINAL
 - PROVIDE A 250mm DIAM. REMOVABLE INSPECTION COVER TO CEILINGS BELOW BATH & SPA WASTES

plantation homes
 A Division of Henley Properties (QLD) Pty Ltd
 3354 Pacific Highway, Springfield Ph:32908888 Fax:32908889

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