




## 46 Aspect Terrace Springfield Lakes QLD

5  3  2 

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 309m<sup>2</sup> 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>

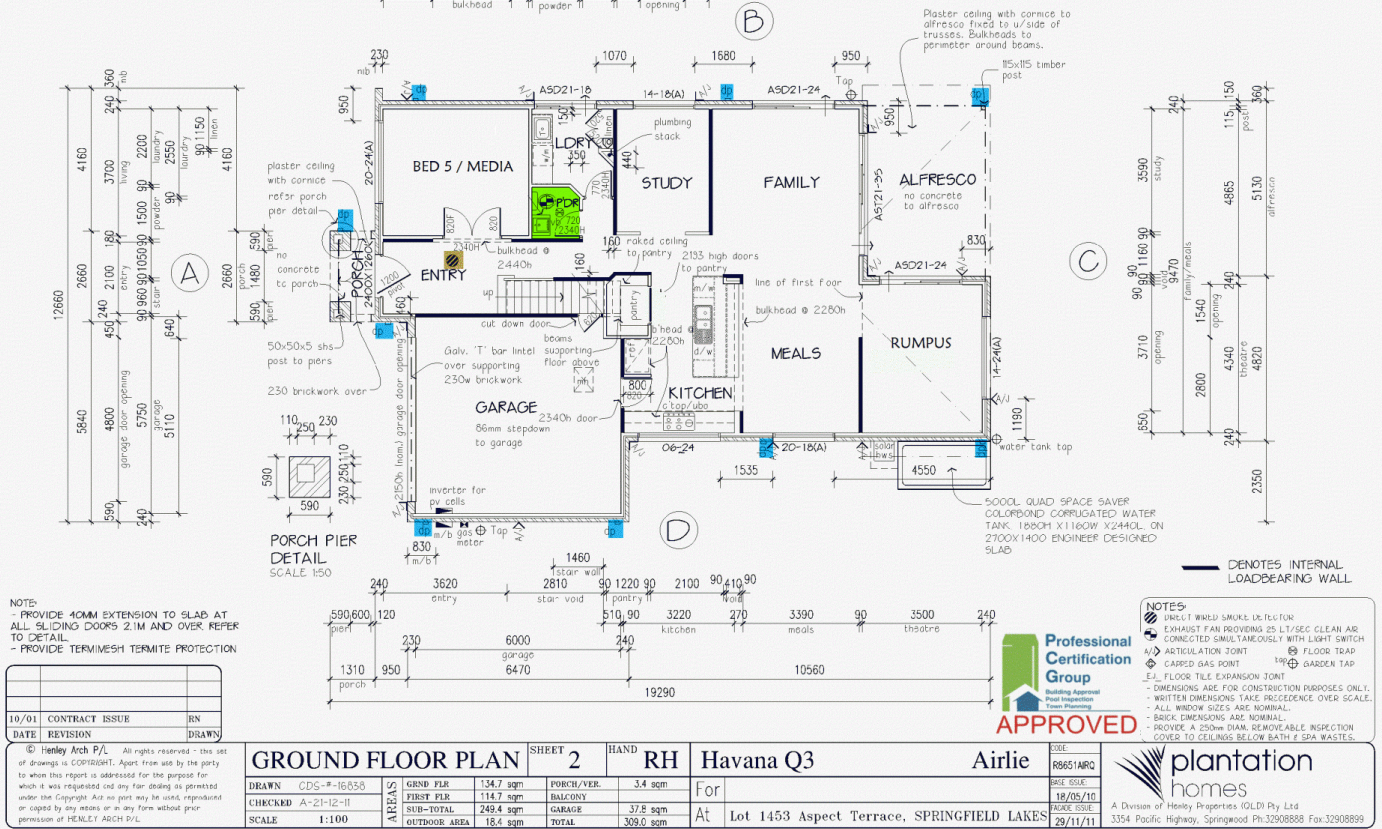
Energy Efficiency to comply with BCA 3.12.  
 Energy Efficiency (Energy rating of 6.0 stars).  
 NOTE: 5.0 star rating with 1 star credit for PV cells under OVC.  
 -Wall insulation (Thermax) fail to external timber framed walls link between House & Garage.  
 -R2.5 insulation batts to roof space including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

## WINDOW HEAD HEIGHT SCHEDULE

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



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