



## 24 Opperman Drive Springfield Lakes QLD

3  2  1 

Introducing 24 Opperman Drive, Springfield Lakes!

This immaculately presented 3 Bedroom, 2 Bathroom home is the perfect addition to your investment portfolio, or an impressive and smart way to enter the property market as a first home buyer. Designed and built by the current owner, this property has all quality fixtures and fittings you would expect of a G J Gardener Homes build and has been maintained to the utmost perfection. You will be pleasantly surprised by what is on offer here!

**Price** : \$ 380,000

**Land Size** : 240 sqm

**View** : <https://www.lavieps.com.au/sale/qld/ipswich-west-moreton/springfield-lakes/residential/house/5680989>

Features at a glance include:

- Master retreat with walk-in robe and sparkling ensuite
- Two more carpeted bedrooms with built-in robes and ceiling fans
- Family bathroom with modern tiles and monochrome theme. Separate bath and shower.

**LEGEND**

- REF. FRIDGE PROVISION
- N.O. NESTING PROVISION
- M.T.O. MIDDLETOWN PROVISION
- D.W. DISHWASHER PROVISION
- B.M. BREAKFAST BAR
- W.M. WASHING MACHINE PROVISION
- S.H. SHOWER
- S.P. SINK
- N.A. NESTING AREA
- D.P. DOWNPIPE
- H.M. HANDBOLE
- O.B.S. OBSCURE GLASS
- F.G. FIXED GLASS TO ALL PANELS
- D.H. DOUBLE HUNG WINDOW
- S.D. SLIDING DOOR
- G.L.P. GLASS SLIDING DOOR (EXTERNAL)
- A.S.D. ALUMINUM SLIDING DOOR
- V.S.D. VINYL FACED SLIDING DOOR
- M.S.D. MIRROR SLIDING DOOR
- P.S.D. PINE SLIDING DOOR
- S.S. SET SQUARE SET
- S.S. SET SQUARE SET
- S.S. SET SQUARE SET
- 2118 LOCATION OF SHOCK ALARM

**NOTES**

WRITTEN DIMENSIONS WILL TAKE PRECEDENCE  
 ALL INTERNAL DIMENSIONS STATED ARE FRAME  
 SIZE - EXCLUDING LININGS  
 ALL WINDOWS TO BE SLIDING - UNLESS  
 NOTED OTHERWISE  
 DIMENSIONS TO CONFORM WITH ALL MEMBER SIZES  
 BUILDER TO CHECK ALL DIMENSIONS & ALL SITE  
 CONDITIONS PRIOR TO COMMENCEMENT OF  
 ANY WORK  
 POST SIZES ARE APPROXIMATE  
 DO NOT SCALE FROM DRAWING

**N2 (W33N)**

AREA  
 LIVING: 95.84sq/m  
 GARAGE: 22.99sq/m  
 PORCH: 1.99sq/m  
 ALFR: 12.07sq/m  
 TOTAL AREA: 132.83sq/m

CLIENTS:  
**C. REGO**  
 LOT 2444 OPPERMAN DRIVE  
 SPRINGFIELD LAKES

BUILDER:

**GJ GARDNER HOMES**  
 Springfield - Ripley

DRAWN: Mod. 04-19 464 508

ALL PAGES OF THIS  
 PLAN ARE COPYRIGHT  
 TO HEDD MASON  
 DREAMING OF HOME

OBESA ACT License No. 1045762

COUNCIL: IPSWICH CITY COUNCIL

DRAWING: FLOOR PLAN LAYOUT

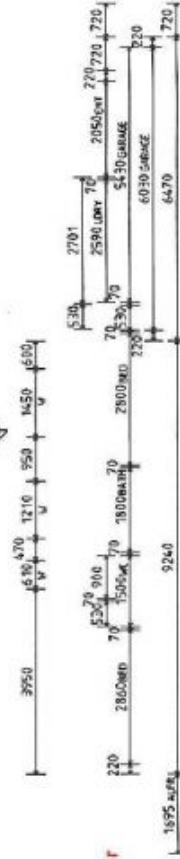
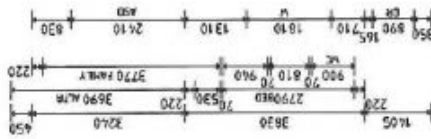
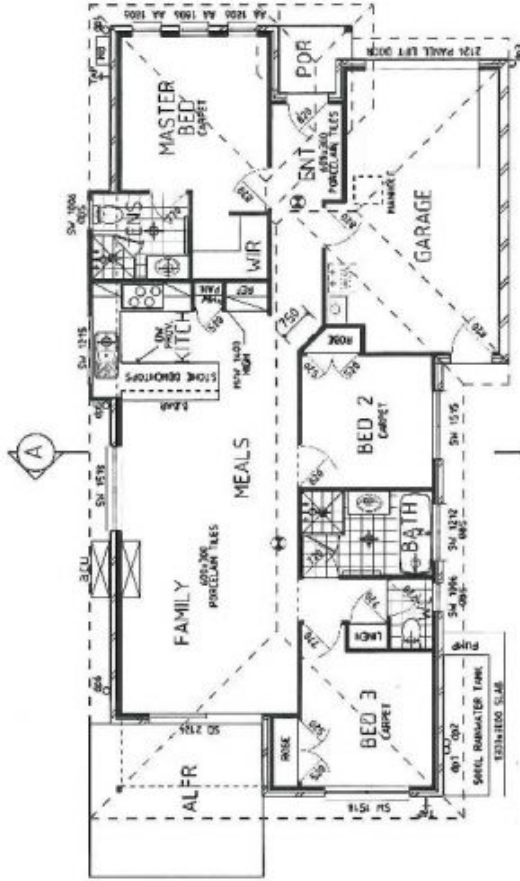
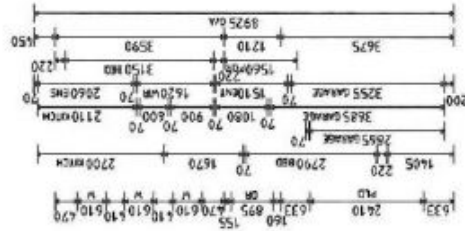
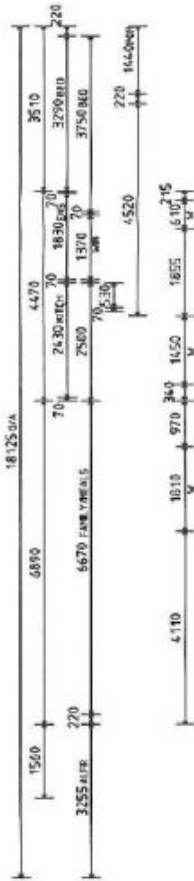
SCALE: 1:100

SHEET: SHEET 2

DATE: 10/10/2012

REF: 047-12

**FLOOR PLAN LAYOUT**  
 SCALE: 1:100



**APPROVED**  
*[Signature]*  
**Plumbing Inspector**