



**CROWNE**  
REAL ESTATE



**28 Abbot Circuit Bellbird Park QLD**

4 2 2

Whilst This home is immaculate from the street, its not until you step inside that you will truly appreciate the size, space and features on offer here, like air conditioning, security screens and privacy of the back yard.

The four year old home is set on a manageable 393 square metre fully fenced yard. For the buyers who need space the air conditioned family/dining room will be a welcomed treat - it is both modern and stylish and also provides access to the covered entertaining area where you can easily entertain friends and family.

The air conditioned main bedroom boasts its own walk in robe with a stylish ensuite. This also has access to the covered entertaining area being the perfect chillaxing spot to catch some fresh breezes. All other bedrooms are serviced by a main bathroom.

**Price** : \$ 405,000  
**Land Size** : 393 sqm  
**View** : <https://www.crownrealestate.com.au/5271136>



**Kay Sinclair**  
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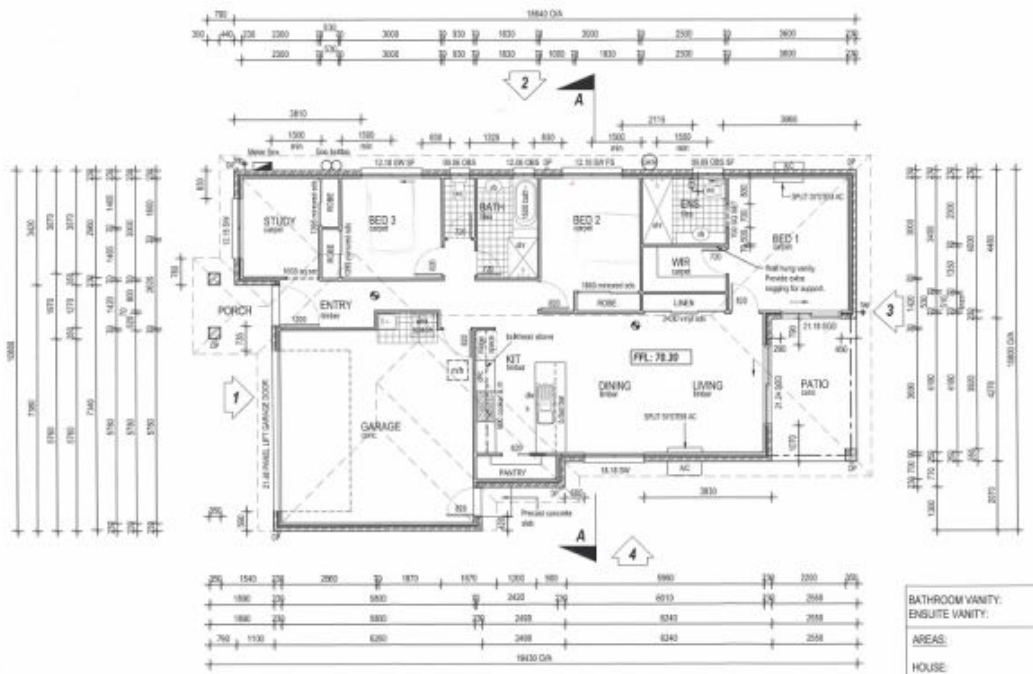
PROJECT	
PROPOSED RESIDENCE	
CLIENT	
M. TAPPENDEN	
LOT DESCRIPTION	
LOT 861 ON SP 278300	
ADDRESS	
No. 0	
STREET ABBOTT CIRCUIT	
SUBURB BELLSBRO PARK	
PCODE	4300 STATE QLD
BATHS	
N2	
REV	COMMENTS DATE DRA
A	REVISIONS 0000 000

GENERAL NOTES:

- DIMENSIONS IN ACCORDANCE WITH THE S.C.A. TRACAC AND THE AUSTRALIAN STANDARDS
- FINISHES DIMENSIONS ARE TO TAKE PRECEDENCE OVER SCALE.
- ALL DIMENSIONS AND LEVELS ARE TO BE VERIFIED ON SITE AT SETOUT.
- SEE DIMENSIONS WHERE SHOWN ON PLANS.
- SHOWER COMBINATIONS TO BE LOCKED NOT TO FACE ACCESS.
- INTERIORS TO BE FLOORS TO ALL WET AREAS WITH FALLS TO FLOOR FINISHES AND MET. SEAL. FIRE-RATED WALL TO FLOOR FINISHES TO COMPLY WITH S.C.A. 88 VOL. 2 PART 3.8.1.
- OUTLET AIRCON TO BE INSTALLED TO MANUFACTURERS SPEC.
- SMOKE ALARMS TO BE PROVIDED IN ACCORDANCE WITH S.C.A. 5.7.2 AND AS SHOWN.

☼ DENOTES SMOKE ALARM  
Note: Smoke alarms to be interconnected.

DRAWN	PILOT DATE
RAS	10/07/2015
PROJECT NORTH	SHEET No.



BATHROOM VANITY:	1000 mm long
ENSLITE VANITY:	1500 mm long
AREAS:	
HOUSE:	123.31 sqm
GARAGE:	37.56 sqm
PORCH:	3.34 sqm
PATIO:	10.89 sqm
TOTAL AREA:	175.10 sqm
BRICKWORK PERIMETER:	58.88 km
BRICKWORK OPENING AREA:	38.71 sqm

ND FLOOR PLAN      SCALE 1:100