



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.

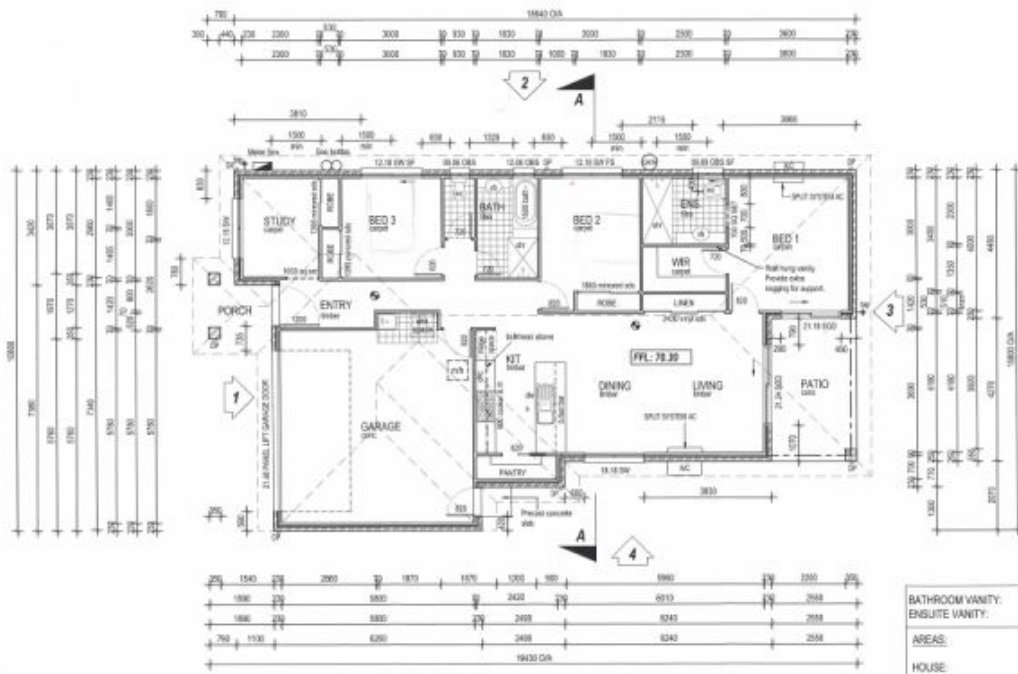
The four year old home is set on a manageable 393 square metre fully fenced yard. For the buyers who need space the air conditioned family/dining room will be a welcomed treat - it is both modern and stylish and also provides access to the covered entertaining area where you can easily entertain friends 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
0417 607 287



ND FLOOR PLAN

SCALE
1:100

BATHROOM VANITY:	1000 mm long
ENSLUITE 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

PO Box 1289
Gundah NSW 4157
ABN: 28 188 488 911
Business Lic. No: 1503447

ALL DOCUMENTS ARE TO BE USED AS A GUIDE ONLY. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS. BELLA QLD PROPERTIES IS NOT RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THESE DOCUMENTS.

PROJECT

PROPOSED RESIDENCE

CLIENT

M. TAPPENDEN

LOT DESCRIPTION

LOT 861 ON SP 278300

ADDRESS

No. 1

STREET ABBOTT CIRCUIT

SUBURB BELLBRO PARK

POSTCODE 4300 **STATE** QLD

DATUM N2

REV	COMMENTS	DATE	BY
A	REVISIONS	10/07/2015	MS

GENERAL NOTES:

- DIMENSIONS IN ACCORDANCE WITH THE S.C.A. TYPING AND THE AUSTRALIAN STANDARDS.
- FINISHES DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
- ALL DIMENSIONS AND LEVELS ARE TO BE VERIFIED ON SITE AT SETOUT.
- UNLOCATED WHERE SHOWN ON PLANS.
- SHOWER COMBINATIONS TO BE LOCATED NOT TO FACE ACCESS.
- ENTRANCES TO ALL FLOORS TO ALL WET AREAS WITH FALLS TO FLOOR FINISHES AND NOT SEAL THROUGH WALL TO FLOOR FINISHES AND TO SHOWERS TO COMPLY WITH S.C.A. 98 VOL. 2 PART 1.8.1.
- SMOKE ALARMS TO BE INSTALLED TO MANUFACTURERS SPEC.
- SMOKE ALARMS TO BE PROVIDED IN ACCORDANCE WITH S.C.A. 17.2 AND AS SHOWN.

SMOKE ALARM
Note: Smoke alarms to be interconnected.

DRAWN	PLUT DATE
RAS	10/07/2015
PROJECT NORTH	SHEET No.
	02 / 10