



**CROWNE**  
REAL ESTATE



### 1 Truscot Court Fernvale QLD

4 2 2

Nestled in the very sought after "Brookside Estate" in Fernvale set on a level and fully fenced 1006 square metre block is this spacious home. Ideal for the family who aspires to live in a child-friendly estate and quite peaceful area while being close to everything that matters.

**Price** : \$ 485,000  
**Land Size** : 1006 sqm  
**View** : <https://www.crownrealestate.com.au/6250751>

Beautifully manicured gardens surround the home, offering a degree of privacy and a picturesque setting for comfortable family living. Step inside to reveal a magnificent floor plan that incorporates multiple spaces for you to enjoy. Generously proportioned living areas join together in an open yet designated design that encourages family living without restrictions.



**Kay Sinclair**  
0417 607 287

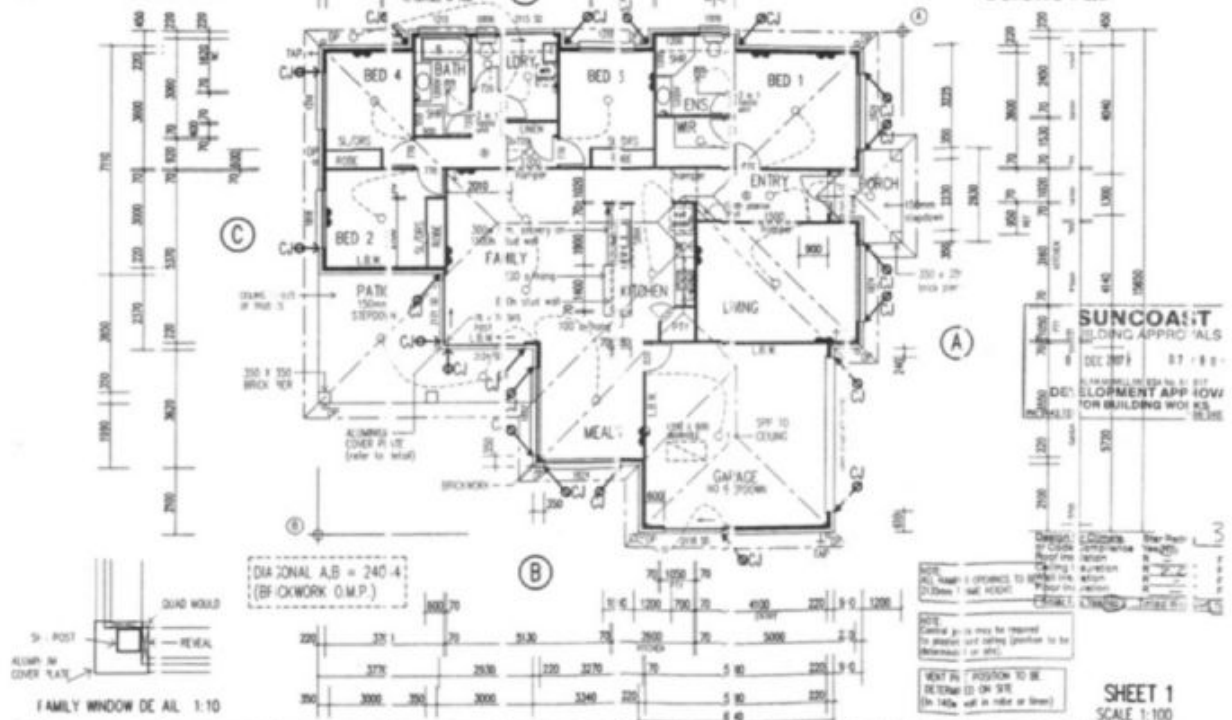
Prepare to be dazzled by the impressive kitchen which hosts a suite of quality appliances including dishwasher and stone bench tops. Opposite the kitchen you will find an

COLOMBOND ROOFING  
 Dwg. off height to (c) of windows  
 to be checked on sit.

NOTE:  
 8 x 12 CEDRO SHEETS (EX. ALY SPACED)

TOPAZ LH 07  
 PREMIER SPEC  
 N.J. WP 4  
 COLORBOND ROOFING  
 R1.5 BATTS TO ALL INTERNAL  
 & EXTERNAL WALLS

CLM  
 COF



SUNCOAST  
 BUILDING APPROVALS  
 DEC 2013 01-00  
 SUNCOAST APPROVAL OF  
 ELOPMENT APPROVAL  
 FOR BUILDING WORKS  
 26.30

OWNER	AL & IN KANE
DESIGNER	CLM COF
DATE	DEC 2013
PROJECT	TOPAZ LH 07

NOTE:  
 1. Confirm all items to be returned to ground and ceiling (garage to be returned to ground level).  
 2. Confirm all items to be returned to ground level.  
 3. Confirm all items to be returned to ground level.

SHEET 1  
 SCALE 1:100

Hallmark Homes  
 1100 TITMARSH C. ROUT.  
 IRVING, N.J. 07033  
 PH: (973) 861-2300 FAX: (973) 861-0822

ELECTRICAL LEGEND:	
●	single power point at 200
○	double power point at 200
○	single power point at 300
○	double power point at 300
○	single power point at 150
○	double power point at 150
○	single power point at 100
○	double power point at 100
○	single power point at 50
○	double power point at 50
○	single power point at 25
○	double power point at 25
○	single power point at 10
○	double power point at 10
○	single power point at 5
○	double power point at 5
○	single power point at 2
○	double power point at 2
○	single power point at 1
○	double power point at 1

CLIENT	AL & IN KANE 1100 TITMARSH C. ROUT. IRVING, N.J. 07033
AREAS	GARAGE 217.00 BATH 1.00 KITCHEN 1.00 PATIO 21.00 SURFACE 21.00 TOTAL 261.00
DATE	1.28.13 (P)