



CROWNE

REAL ESTATE



35 Goldenwood Crescent Fernvale QLD

4 2 2

Don't hesitate on this fantastic home in a very sought after estate in Fernvale, sitting proudly on an elevated 631 square metre block. This great sized family home screams value for money for either the owner occupier or investor, The home has size as well as street appeal so you know that once you have stepped inside you won't be disappointed.

As you enter the home you will immediately notice the formal lounge area with access to one of the four bedrooms. This flows through to the separate air conditioned dining/family room and kitchen.

The stylish kitchen will certainly make the chef of the family happy with its size and amount of cupboard and bench space. The gas stove will be a plus and also the dishwasher.

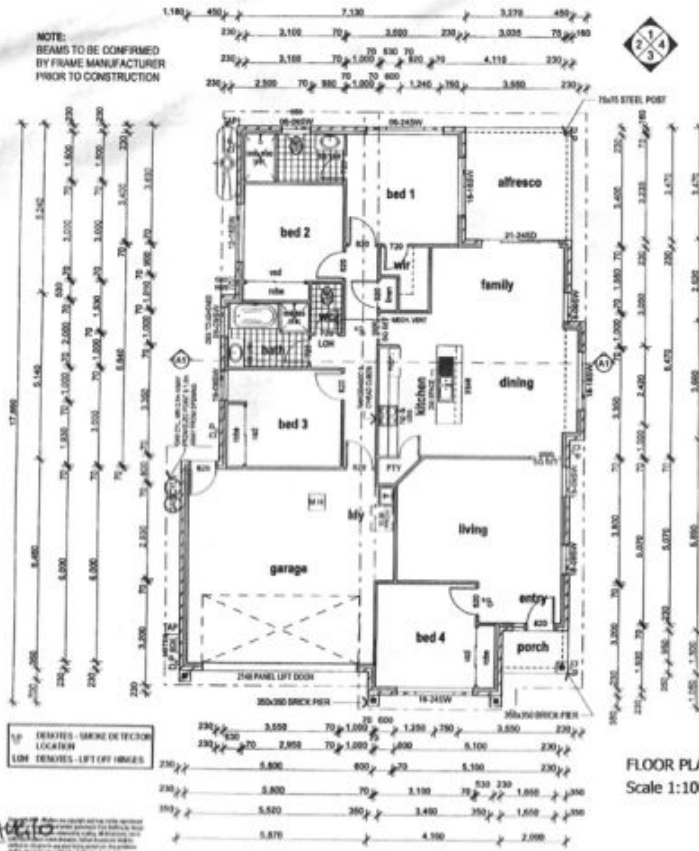
Price : \$ 378,000
Land Size : 631 sqm
View : <https://www.crownrealestate.com.au/6575037>



Kay Sinclair
0417 607 287

preliminary design only not for construction

NOTE:
BEAMS TO BE CONFIRMED
BY FRAME MANUFACTURER
PRIOR TO CONSTRUCTION



- All brails to be FIT over, HMG, UNIG.
- Provide 3 studs under gables or brails supporting gill from loads, UNIG.
- Tense engineer shall check, gilder truss positions, all brails and supporting studs (per study) for adequacy
- Where pergolas to be attached to truss roof, provide brails & top chord stiffeners (refer to attached detail)

1/2 DEVICES - SMOKE DETECTOR
LOCATION
LINE DEVICES - LIFT OFF BRIGS

Area Calc	
Desc.	Area m2
Porch	2.65
Alfresco	11.35
Garage	39.56
Living	139.03
	192.54 m ²

FLOOR PLAN
Scale 1:100

BBC Building & Construction

100 WATSON ROAD, SUITE 101, WILLOWBUSH, QLD 4120

DATE: 2015/12/10

PROJECT: 2015/12/10

2015/12/10

Sheet	001	001	001	001
Drawn	BY	BY	BY	BY
Scale	1:100	1:100	1:100	1:100