



### 3 Beechwood Court Caboolture QLD

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Build this fantastic Dual Occupancy property and maximise your rental returns.

Greenvue Estate offers an exceptional opportunity for property investors and homebuyers alike. Nestled in the vibrant suburb of Upper Caboolture, this boutique estate features meticulously designed homes with a focus on modern living and convenience. Each property is a fixed price turnkey package, ensuring a seamless and hassle-free purchasing experience.

#### Key Features:

**Spacious Living:** Enjoy 2.7m high ceilings on the ground floor, providing an airy and open atmosphere.

**Modern Kitchens:** Equipped with quality stainless steel

**Price** : \$828,000  
**Building Size** : 250 sqm  
**Land Size** : 803 sqm  
**View** : <https://www.bluewaveproperty.com.au/8091953>



**Chris Pullen**  
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### COPYRIGHT DISCLAIMER

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AMENDMENT	DATE	No.

PROJECT: Detached Dwelling inc. Secondary Dwelling

R.P.D.:

ESTATE:

CLIENT:

SIGNATURE:

DATE:

BUILDER SIGNATURE:

DATE:

DESIGN: WALSH 250 - LH

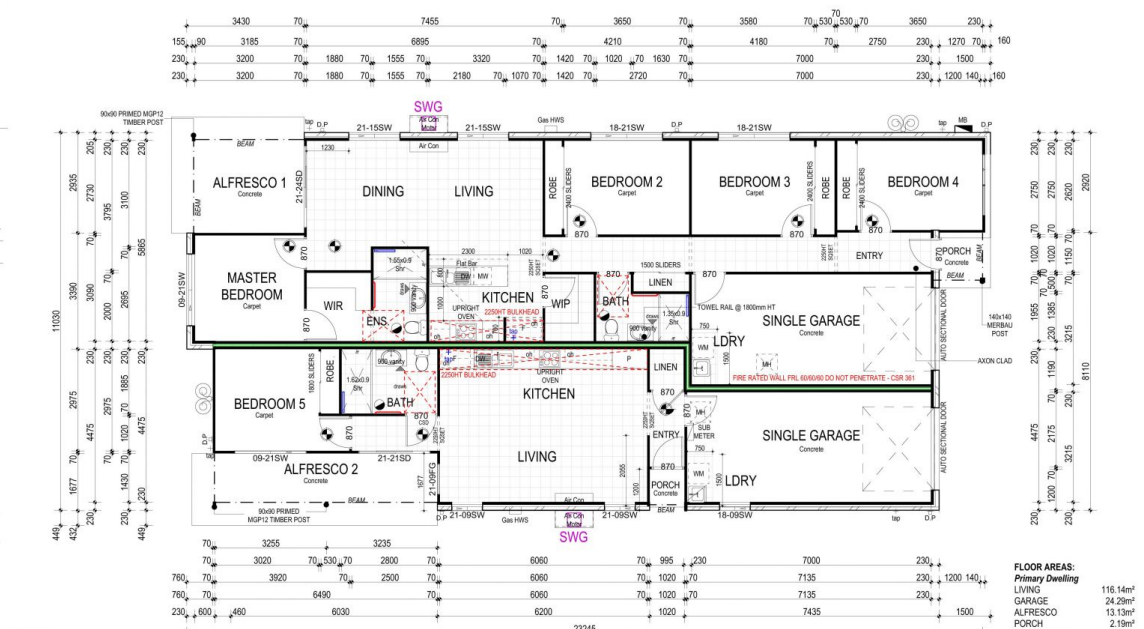
FACADE: HERITAGE

LAYOUT: FLOOR LAYOUT

DATE: DRAWN:

2 of 10 SHEET JOB NO.:

1:100 @ A3 SCALE



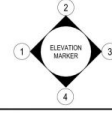
### LEGEND:

- |    |                       |     |                        |    |                    |     |                     |   |                              |
|----|-----------------------|-----|------------------------|----|--------------------|-----|---------------------|---|------------------------------|
| F  | FRIDGE SPACE          | DP  | DOWNPIPE LOCATION      | SD | SLIDING DOOR       | HWS | HOT WATER SYSTEM    | B | BROOM                        |
| DW | DISHWASHER SPACE      | OBS | OBSCURE WINDOW         | EC | ELECTRONIC CABINET | MB  | METER BOX           | — | 900mm SOFFIT SHEET           |
| WM | WASHING MACHINE SPACE | FG  | FIXED GLASS            | LC | LAUNDRY CHUTE      | S   | SINK                | — | 750 SOFFIT SHEET             |
| SH | SHOWER                | SW  | SLIDING WINDOW         | OH | OVERHEAD CABINETS  | T   | TUB                 | — | FRIDGE TAP                   |
| MH | MAN HOLE (600X600)    | LOH | LIFT OF HINGES TO DOOR | CT | COOKTOP            | CSD | CAVITY SLIDING DOOR | — | GAS METER (NATURAL GAS ONLY) |

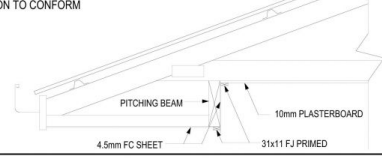
### GENERAL SPECIFICATION NOTES

- THE PROPOSED STRUCTURE, MATERIALS AND CONSTRUCTION METHODS ARE TO COMPLY WITH THE CURRENT BUILDING CODE OF AUSTRALIA, CURRENT AUSTRALIAN STANDARDS, BUILDING REGULATIONS, QUEENSLAND DEVELOPMENT CODE AND LOCAL AUTHORITY PLANNING SCHEME; AND
- ALL LEVELS AND SET OUTS ARE TO BE VERIFIED BY THE BUILDER AND OR SURVEYOR OUT ON SITE PRIOR TO WORKS COMMENCING; AND
- ENSURE NO PART OF THE PROPOSED STRUCTURE AND/OR EARTHWORKS IS LOCATED WITHIN AN EASEMENT, UNLESS APPROVED BY THE EASEMENT ADMINISTRATOR; AND
- UNLESS OTHERWISE NOTED, 10mm PLASTERBOARD TO WALLS AND CEILING AND 6mm VILADBOARD TO WET AREAS, 4.5mm FIBRE CEMENT TO SOFFITS; AND
- WET AREAS ARE TO HAVE A 35mm RECESS IN SLAB UNLESS NOTED AND EXTERNAL OUTDOOR AREAS ARE TO HAVE A SETDOWN OF UNLESS OTHERWISE NOTED 85mm; AND
- RECESS SLIDING DOOR TRACK TO SUIT TILT LEVEL; AND
- ALL PROPOSED SHEETING TO BE FIXED TO MANUFACTURES SPECIFICATIONS AND AUSTRALIAN STANDARDS; AND
- LIFT OFF HINGES TO BE PROVIDED TO ALL WATER CLOSETS; AND
- TERMITE PROTECTION TO BE IN ACCORDANCE WITH THE CURRENT BCA AND AS3660.1; AND
- REFER TO ENGINEER'S PLANS FOR FOOTING, SLAB AND ANY STRUCTURAL ELEMENTS NOT DESIGNED, FOOTING AND SLAB TO BE IN ACCORDANCE WITH AS2870; AND
- GAS SERVICES TO BE POSITIONED AND INSTALLED AS PER MANUFACTURES SPECIFICATION; AND
- DO NOT SCALE OF DRAWINGS IF UNSURE ASK; AND
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ANY ASSOCIATED CONSULTANTS DRAWINGS AND BUILDING APPROVAL; AND
- DO NOT BUILD OF PLANS, UNLESS THE PLANS ARE APPROVED BY A CERTIFIER.

- SMOKE ALARMS TO CONFORM WITH BCA PART 3.7.2 & AS3786
- MECHANICAL VENTILATION TO CONFORM WITH BCA PART 3.8.5
- UNVENTED SKYLIGHT



### ALFRESCO CEILING DETAIL



### FLOOR AREAS:

Primary Dwelling	116.14m <sup>2</sup>
LIVING	24.29m <sup>2</sup>
GARAGE	13.13m <sup>2</sup>
ALFRESCO	2.15m <sup>2</sup>
PORCH	2.15m <sup>2</sup>
<b>TOTAL</b>	<b>155.75m<sup>2</sup></b>
Secondary Dwelling	54.42m <sup>2</sup>
LIVING	26.47m <sup>2</sup>
ALFRESCO	15.12m <sup>2</sup>
PORCH	1.22m <sup>2</sup>
<b>TOTAL</b>	<b>97.23m<sup>2</sup></b>
<b>TOTAL</b>	<b>252.99m<sup>2</sup></b>