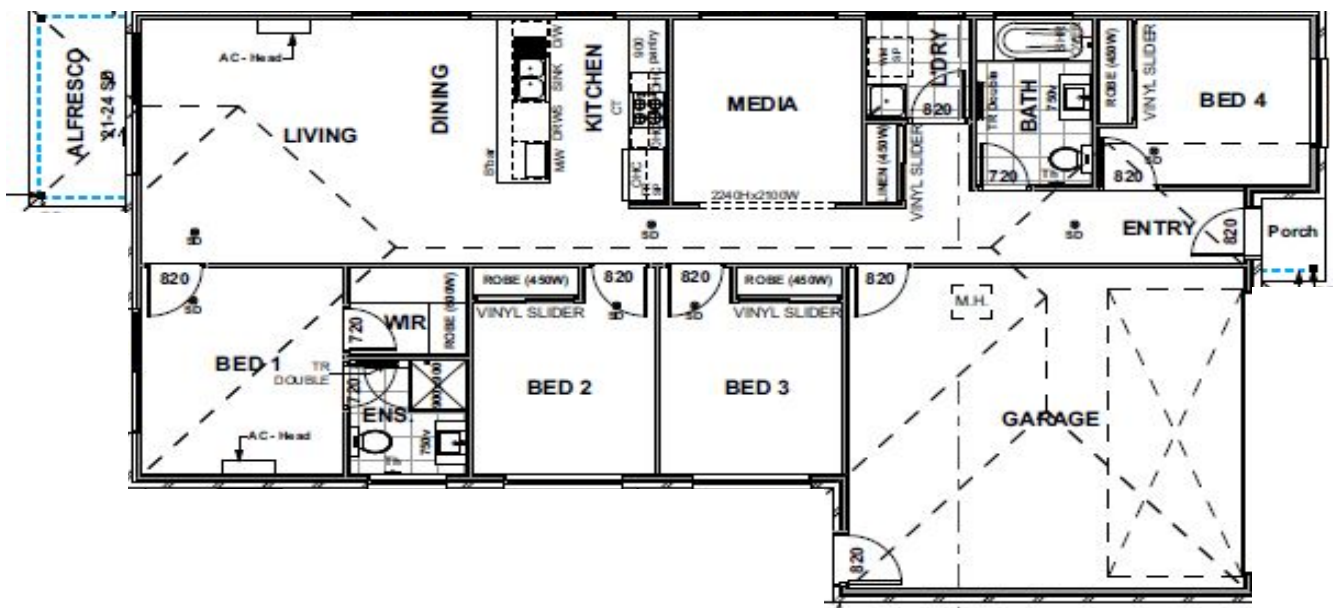




# L818 ROSEBANK ESTATE, LOGAN RESERVE

**\$676,900**

4 2 2 2



# HOUSE & LAND

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L818 ROSEBANK ESTATE , LOGAN RESERVE

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TOTAL PRICE: \$676,900

LAND SIZE: 356m2  
LAND PRICE: \$332,900

BUILD SIZE: 190m2  
BUILD PRICE: \$344,000

HOUSE PLAN: DENVER

RENTAL ESTIMATE: \$550 - \$590  
RENTAL YIELD: 4.53%

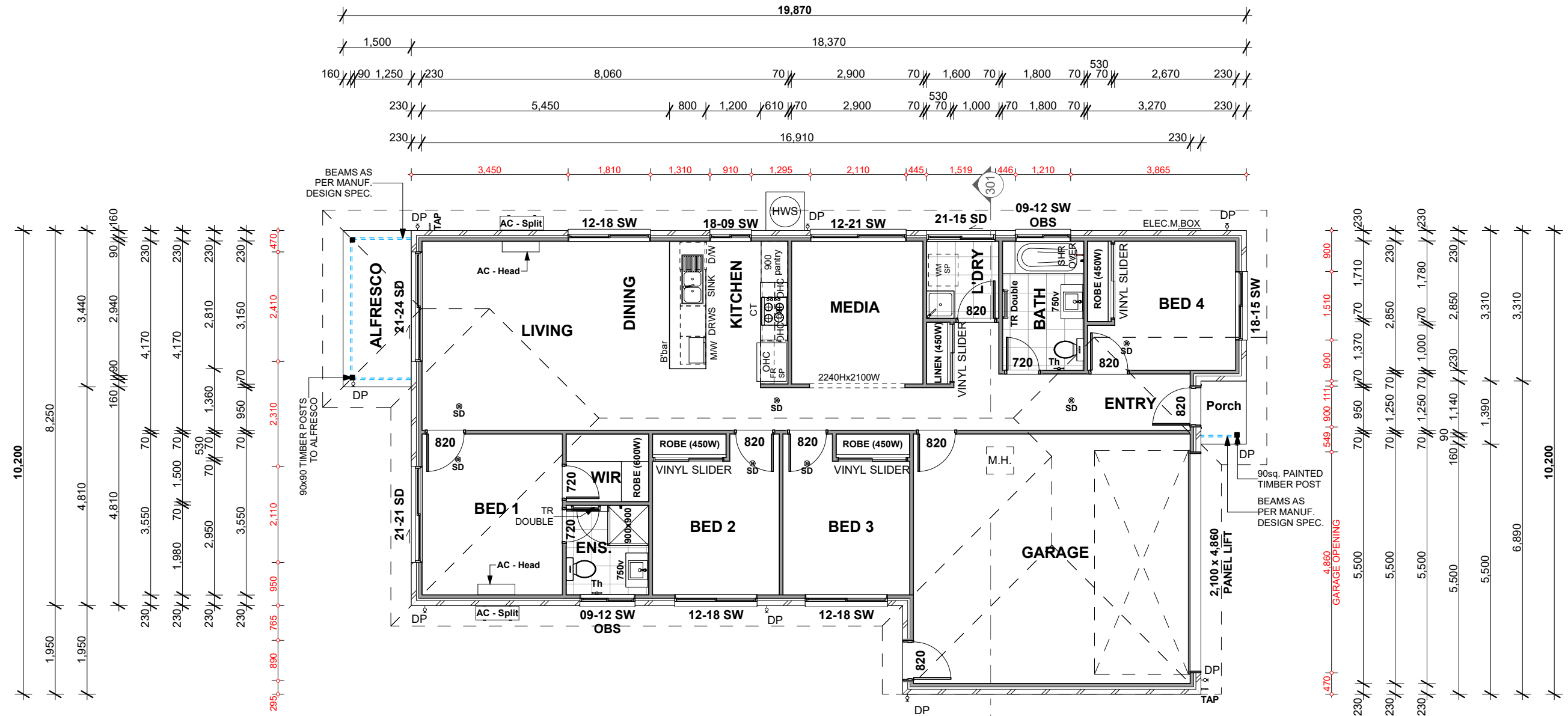
Land Registration: March 2023

**NOTE:**

- \* INSTALL ELECTRICAL CONDUIT UNDER SLAB FOR POWER TO KITCHEN BAR
- \* METER BOX & HWS POSITIONS TO BE DETERMINED BY SUPERVISOR.
- \* L.O.H. DOORS TO W.C.
- \* STD SHOWER DOOR SIZE 744mm U.N.O.

**NOTE:**

- \* Smoke alarms to comply with the Building Regs 06 Part 3A, Fire & Emergency Services Bill 2016 & the NCC.



**Timber Key:**

- 31x12 Soffit trim
- 42x19 Alfresco cornice trim
- 68x19 & 42x19 Cladding external corners
- 19x19 Cladding internal corners
- 42x19 Window surrounds
- 68x19 or FC. Infills above windows
- 68x19 Parapet wall trim flush with b'work
- 92x19 Shelf support front
- 31x19 Shelf support to walls
- 31x19 Infills above windows (25.0°)
- 31x12 Shelf trim to front
- 42x12 Architraves
- 68x12 Skirtings
- 92x19 Door jambs
- 112x19 Cavity sliding door jambs
- 68x12 Architraves to entry doors
- 16mm Shelving Particle board

AREA TABLE	
	Area
LIVING	122.69
GARAGE	36.72
ALFRESCO	5.16
PORCH	1.39
<b>BUILD TOTAL</b>	<b>165.96 m<sup>2</sup></b>
SOFFIT	24.51 m <sup>2</sup>
<b>DESIGN TOTAL</b>	<b>190.47 m<sup>2</sup></b>

I/WE APPROVE THESE DRAWINGS TO BE CORRECT AS PER CONTRACT	Issue	Date	Drawn	Amendments	CLIENT: . AT: LOT XXX NEW ROAD 'ESTATE' SUBURB, QLD 4XXX SP TBA	Facade:	Title: 104_GROUND FLOOR PLAN	Issue:	Scale: 1:100
	SIGNATURE	DATE				CONTEMPORARY		Plot Date: 18/01/2022	
	SIGNATURE	DATE				Design Name: DENVER 12.5		Wind Rating: N2	
	A	17.11.21	LR	Working Drawings				Checked By: JC	



**Cladding Key:**

- 4.5mm Soffit
- 6mm FC Sheet
- 8.5mm Ezi-Lap
- 9mm Axon
- 8mm Matrix
- 7.5mm Blue Board
- 9mm Primeline



**201\_ SOUTH ELEVATION**

1:100



**202\_ NORTH ELEVATION**

1:100

NOTES:  
 - TIMBER ROOF TRUSSES AND WALL FRAMES TO MANUFACTURES SPECIFICATIONS  
 - GLAZING TO WINDOWS/DOORS TO AS1288 - 1994  
 - ALL WINDOWS TO COMPLY WITH BCA CLAUSE 3.9.2.5  
 - LAMINATED GLAZING TO WET AREA WINDOWS TO AS1288 - 1994  
 - EXPANSION JOINTS TO BRICKWORK IN ACCORDANCE WITH ENGINEERS SPECIFICATIONS

NOTES:  
 -PROVIDE MIN 3 No. STUDS TO SIDES OF DOOR/WINDOW OPENINGS TO SUIT LIGHT WEIGHT CLADDING FIXING  
 -NOTE: PROVIDE 66x42 TIMBER STOPS TO ALL CORNERS TO SUIT FINISHING OF WEATHERBOARDS.  
 -42x19 SURROUNDS TO ALL WINDOWS IN LIGHTWEIGHT CLADDING  
 -42x42 SURROUNDS TO ALL GLASS SLIDING DOORS IN LIGHTWEIGHT CLADDING  
 -50x38 BATTENS TO LIGHT WEIGHT CLADDING AS PER MANUFACTURERS SPECIFICATION  
 - 610mm OVERHANG FROM FRAME TO EAVES AND GABLE ENDS

	I/ WE APPROVE THESE DRAWINGS TO BE CORRECT AS PER CONTRACT	Issue	Date	Drawn	Amendments	CLIENT: .	Facade:	Title:	Issue:	Scale: As Shown
	SIGNATURE _____ DATE _____					AT: LOT XXX NEW ROAD	<b>CONTEMPORARY</b>	202_ELEVATIONS	<b>A</b>	Plot Date: 18/01/2022
	SIGNATURE _____ DATE _____	A	17.11.21	LR	Working Drawings	'ESTATE' SUBURB, QLD 4XXX SP TBA	Design Name: <b>DENVER 12.5</b>		Wind Rating: <b>N2</b>	Drawn By: LR
									Checked By: JC	