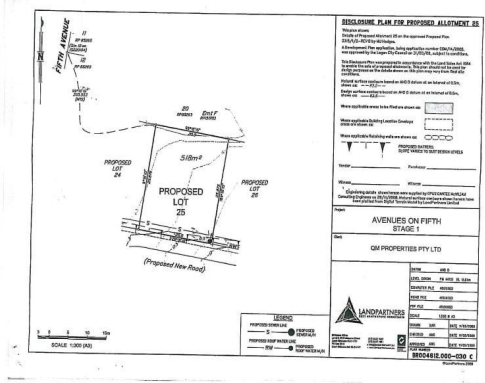
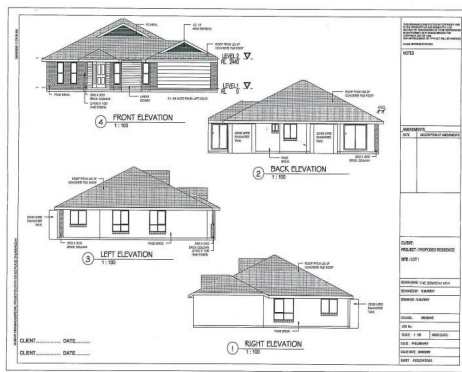


**APPROX AREA**  
 LEVELS + GARAGE 1877.742  
 FLOOR 3 9642  
 ALLOTMENT 12.8042  
**TOTAL AREA** 334.442  
 PERMETER 62070.3  
 SITE AREA 480.142  
 SITE PERCENTAGE 47.1%

NOTE: DRAWING SYMBOLS USED ON THIS DRAWING ARE NOT A TRUE REPRESENTATION OF ITEMS INCLUDED IN CONTRACT. REFER TO CONTRACT FOR SPECIFIED ITEMS

THIS DRAWING IS PROTECTED BY COPYRIGHT AND IS THE PROPERTY OF STONE REAL ESTATE. IT IS TO BE REFERENCED IN ANY CONTRACT AS THE DRAWING WHICH IS REFERENCED BY THE CONTRACT. ANY REUSE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF STONE REAL ESTATE IS STRICTLY FORBIDDEN.	
NOTES	
AMENDMENTS	
DATE	DESCRIPTION OF AMENDMENTS
CLIENT: THE BERRINBA MHA	
PROJECT: PROPOSED RESIDENCE	
SITE: LOT	
DESIGNER: THE BERRINBA MHA	
DESIGNED BY: R. MURPHY	
DRAWN BY: R. MURPHY	
DISCIPLINE	
CONTRACT	
JOB No:	
SCALE: 1:50	WIND CLASS:
ISSUE: PRELIMINARY	
ISSUE DATE: 20/06/2024	

① LEVEL 1  
1:100



**MARSDEN, QLD**

4 2 2

**Large Home On A Great Block !!**

**Price:** \$399,900

This to be constructed 4 bedroom 2 bathroom family home is situated in the new Avenues Estate on Fifth. The land has a fantastic outlook from its elevated position and is right next to the Berrinba Parklands which offers family picnic areas, wildlife reserves and walking trails.

Within a short drive is the Browns Plains Shopping Centre, Primary and High Schools, Griffith Uni Campus, Logan Hospital, Medical Centre, Loganlea train station and Logan Motorway and surrounded by numerous sporting facilities.



**Jason Savage**  
0401 546 762