

13 Lum Jim Street REDLYNCH, QLD

4 2 2

SOLD - 'Thanks To Our No Sale No Charge'

If looks Could Kill...Stunning Home !

Absolutely immaculate above average home situated in a beautiful street surrounded by quality homes and neighbours. With four generous size bedrooms and two x living areas, the way the current owners have updated and impeccably maintained this home will impress the most fastidious buyer. The attention to detail in every aspect of this home is faultless. This property presents like BRAND NEW home, and in fact it could be considered superior with the upgrades, stunning landscaping and professionally designed interior.

Features include:

- Galley style kitchen with: wall oven, stainless steel appliances, dishwasher and pantry.
- Air-conditioned tiled open plan living hub with separate meals area.
- Large formal entry
- Separate large air-conditioned family room - great for the kids.
- Stunning air-conditioned master bedroom boasting: walk in robe and ensuite with his and hers vanity.

Price:

Reduced \$459,000

Stone Real Estate

07 4038 3800

Cairns Beaches

Discontinued use of these
Green System's plans constitutes
a breach of the Copyright Act and
makes you liable for significant
damages.

ROOF PITCH 25° OVERHANG 450mm

LINTELS INDICATED ON FLOOR
PLAN ARE NOT TO BE QUOTED

2500 CEILING HEIGHT
2000 PITCH POINT

ALL PRIMARY
BUILDING ELEMENTS
TERMITE RESISTANT

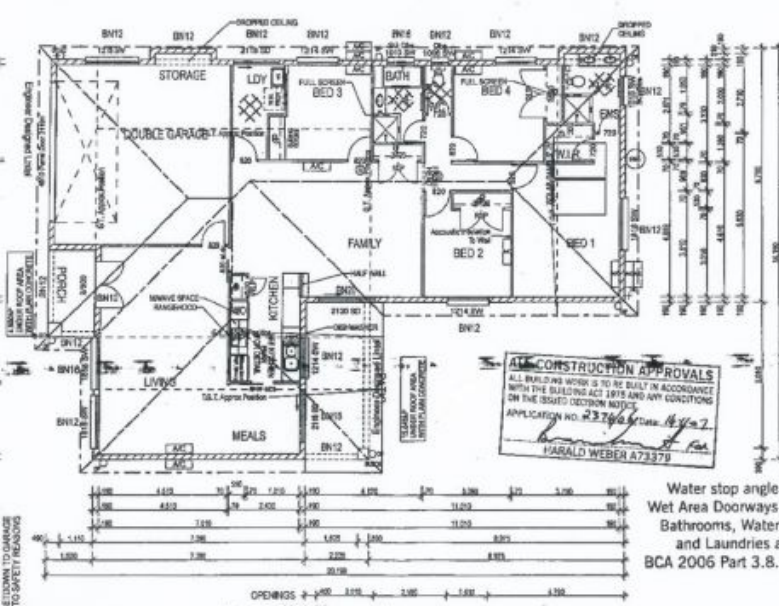
1300 10 10 10

ESTABLISHED SINCE 1984

**Home to 50,000
Australians**

www.1300101010.com.au

1300 10 10 10



ALL CONSTRUCTION APPROVALS
ALL BUILDING WORK IS TO BE BUILT IN ACCORDANCE
WITH THE BUILDING ACT 1975 AND ANY VARIATIONS
ON THE SIGNED SECTION NOTICE
APPLICATION NO. 23766/2016
HAROLD WEBER A73379

Water stop angles to all
Wet Area Doorways including
Bathrooms, Water Closets
and Laundries as Per
BCA 2006 Part 3.8.1.8 (c)

77mm GRC
45mm Reinforced Concrete Floor
Additional 10mm may be required in slab over the
to prevent movement of application
Total height 87mm (includes 75mm GRC)

LINTELS

1.17 100 x 48 PLAT END	1.11 2000x100x100
1.18 100 x 100 x 8 ANGLE	1.12 2000x100x100
1.19 100 x 100 x 8 ANGLE	1.13 2000x100x100
1.20 100 x 100 x 8 ANGLE	1.14 2000x100x100
1.21 100 x 100 x 8 ANGLE	1.15 2000x100x100
1.22 100 x 100 x 8 ANGLE	1.16 2000x100x100

SCALE 1:100

FLOOR AREA	208.00 SQ
PONDING CAPACITY AREA	36.48 SQ
RATIO % OF FOOTPRINT	8.9%
ROOF	Max 25°
EXT WALL	100 BUCK
COLOR HT	2500/2000

WIND RATING C1

JOB 1794

Client Celboure

Architect R H McGregor

Address 103 Lum Jim St

Location Redlynch Qld 4870

Reference RP/SP 172996

CLIENT: *[Signature]*
DATE: 11.11.16
BUILDER:
DATE:
NOT TO BE MODIFIED
WITHOUT WRITTEN AUTHORITY

FLOOR PLAN

THESE PLANS MUST COMPLY WITH ALL REQUIREMENTS FOR PERMITS AND ALL LOCALITY ACCESS AND REGULATIONS