



## Quality Built Home Has it All

This quality built home in a superb location has it all... Located just 200m to the beach, this near new home is awaiting its new owners as the current ones are looking to move interstate to be closer to family.

- 3 Bedrooms, Master with Walk In Robe & En-suite
- Air Conditioning in Family Room and Master Bedroom
- Separate Dining Room/Media Room
- Designer Kitchen
- 5kw Solar System
- Large Outdoor Entertainment Area with Amazing BBQ
- 5 Years Young & Still Under Warranty
- Sparkling New Inground Pool
- 801m2 Fully Fenced with Side Access for Boat or Caravan
- 200mts to water activities

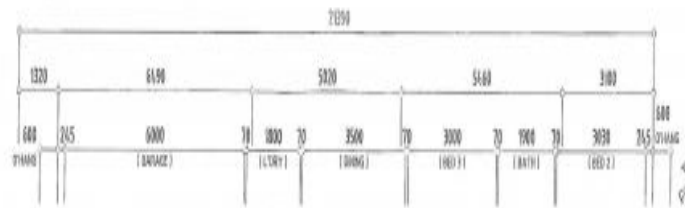


## Point Vernon 8 Katandra Street

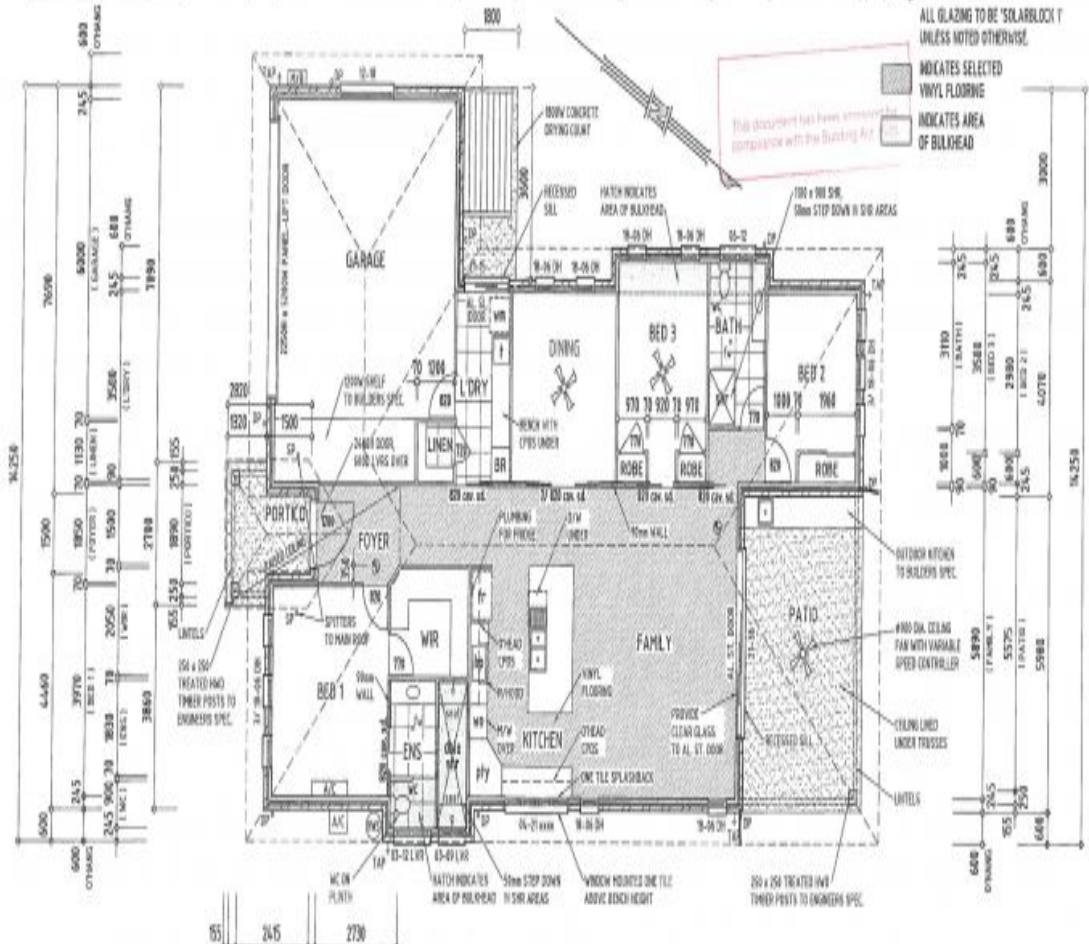
**HOUSE:** 3 BED | 2 BATH | 2 CAR  
**CONTACT:** Justin McAllister 0418 241 259  
**OFFICE:** 0741251088  
**ONLINE:** <https://www.mrhb.com.au>

FLOOR PLAN & SECTION TO BE READ IN CONJUNCTION WITH ENERGY EFFICIENCY REPORT FOR BUILDERS REQUIREMENTS.

REFER TO ENGINEERS BRACING PLAN FOR THE LOCATION OF BRICKMORTY ARTICULATION IF REQUIRED.

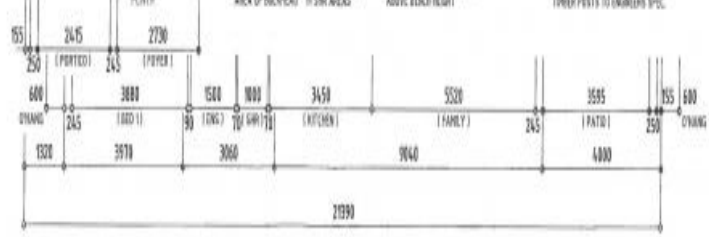


- INDICATES HARD WIRED SHORE ALARMS IN ACCORDANCE WITH ICC REQUIREMENTS.
- NON-SLIP TILES TO WET AREA FLOORING.
- PROVIDE EAVE VENTS - MIN. 1% OF CEILING AREA (2.34sqm)
- CEILING FANS AS MARKED.
- ALL GLAZING TO BE 'SOLARBLOCK T' UNLESS NOTED OTHERWISE.



INDICATES SELECTED VINYL FLOORING  
INDICATES AREA OF BULKHEAD

**FLOOR PLAN**  
(SCALE 1:100)



AREAS	
RESIDENCE:	214.6sqm
PORTICO:	5.8sqm
PATIO:	23.5sqm
<b>TOTAL:</b>	<b>233.7sqm</b>

	<b>FLOOR PLAN</b>	PROPOSED RESIDENCE M. & S. MCKENZIE LOT 31 KATANDRA STREET, POINT VERNON	DRAWN B.Y. DATE JUN '14 CHECKED A.N.	JOB No. PC/509/14 SHEET 2 Arch. -	
	1 : 100				

**Point Vernon, QLD**  
8 Katandra Street