



31a & 31b Christopher Court Caboolture QLD

4 3 2

UNIQUE DUAL OCCUPANCY INVESTMENT OPPORTUNITY

The dual dwelling, while presenting to the street like any normal home, provides an excellent opportunity for an owner occupier looking for an income stream, extended family accomodation or an investor looking for a high yielding property in a growth area.

The property currently returns \$540pw gross.

3 Bedroom, 2 Bathroom, Single Car Lockup - under lease until 25/11/2021 at \$300 per week

1 Bedroom, 1 Bathroom, Single Car Lockup - Tenant currently vacating was paying \$240.00 pw. Property ready

[For full version visit the website](https://www.lizmcleanproperty.com.au/sale/qld/redcliffe-bribie-caboolture/caboolture/residential/semi-detached/6034838)

Type : Semi Detached
Price : EXPRESSIONS OF INTEREST
Land Size : 400 sqm
View : <https://www.lizmcleanproperty.com.au/sale/qld/redcliffe-bribie-caboolture/caboolture/residential/semi-detached/6034838>



Liz McLean
0425366823

N3 AS1684.2

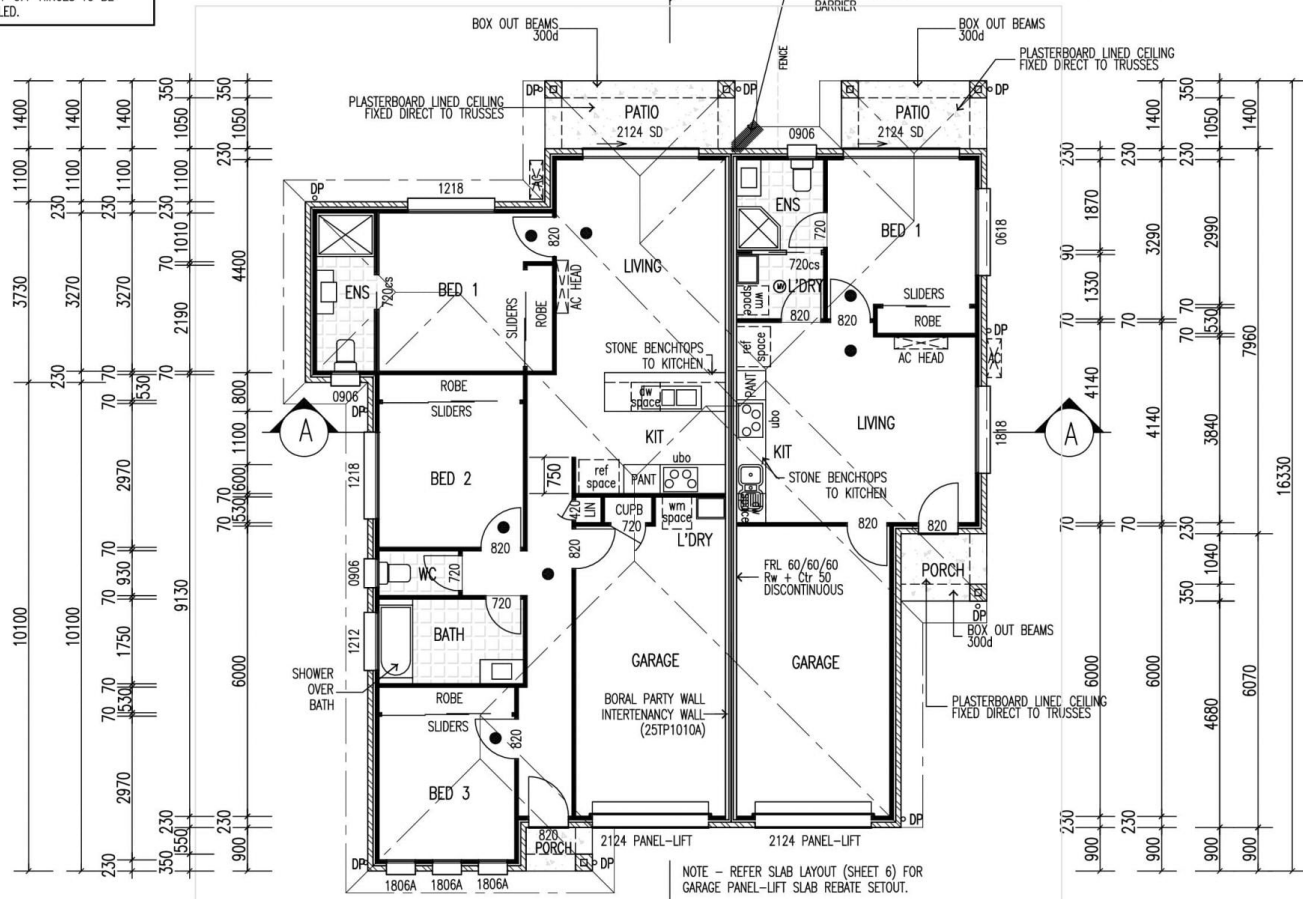
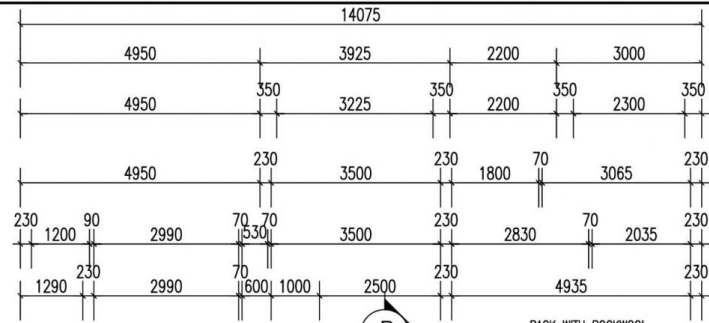
ENERGY REPORT
AUXILIARY ENERGY REPORT



● - LOCATION OF SMOKE ALARM
SMOKE ALARMS TO COMPLY WITH N.C.C. CLASS 1&10 PART 3.7.2 2016 & WITH A.S.3786-2014, AS1670.6 & SUBORDINATE LEGISLATION 2016 No.221 TO BE INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM

WATERPROOFING TO BE CARRIED OUT IN ACCORDANCE WITH THE BCA VOL 2 PART 3.8.1 & INSTALLED BY A QUALIFIED PERSON

WC DOORS TO COMPLY WITH THE BCA, PART 3.8.3. DOOR TO SWING OUT FROM EDGE OF THE PAN, DISTANCE BETWEEN THE PAN & THE DOOR TO BE MIN 1200MM OR LIFT-OFF HINGES TO BE INSTALLED.

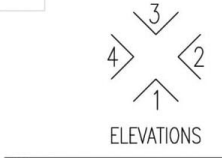
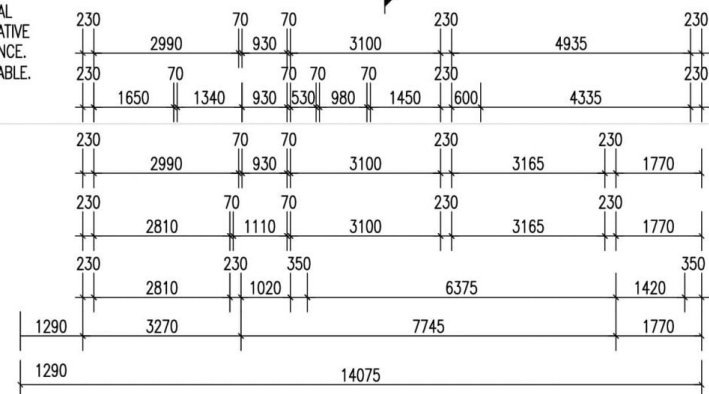


NOTE
ALL FRAMEWORK, LINTELS, POSTS ETC. TO BE AS PER ENGINEERS DETAILS FOR STRUCTURAL STEEL FRAMING. ALL DRAWN DETAILS ARE INDICATIVE ONLY - ENGINEERS DETAILS TO TAKE PRECEDENCE. THIS NOTE IS AN INTEGRAL PART OF THIS DOCUMENT.


TERMITE MANAGEMENT SYSTEM TO BE INSTALLED TO COMPLY WITH BCA PART 3.1.3 AND AS 3660.1 INCLUDING ALL PENETRATIONS AND COLD JOINTS

FLOOR LAYOUT

FLOOR AREAS
MAIN HOUSE LIVING - 87.1SQM
GARAGE - 21.9SQM
PORCH - 1.2SQM
PATIO - 5.5SQM
AUX UNIT LIVING - 41.5SQM
GARAGE - 21.9SQM
PORCH - 2.4SQM
TOTAL AREA - 185.7SQM



● - MECHANICAL VENT TO BE PROVIDED WHERE INDICATED TO COMPLY WITH BCA CLASS 1 & 10 PART 2.4.5 & INSTALLED IN ACCORDANCE WITH A.S.1668.2

 <p>PH: (07) 5578 1622 FAX: (07) 5596 1294 EMAIL: nod@nerangcreative.com.au ADDRESS: Suite 26, Advance Business Centre, 39-47 Lawrence Drive, Nerang. POSTAL: P.O. Box 2760, Nerang, QLD, 4211. QBCC License number: 1032939 ABN: 31 304 914 965</p>	<p>PROJECT: PROPOSED RESIDENCE & AUXILIARY UNIT</p>	<p>PROJECT LOCATION: LOT 20 SP296412 No.12 CHRISTOPHER COURT CABOOLTURE</p>	<table border="1"> <thead> <tr> <th colspan="3">REVISION TABLE</th> </tr> <tr> <th>Revision</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>MODIFY DESIGN TO COMPLY WITH SETBACKS</td> <td>05.11.18</td> </tr> <tr> <td>B</td> <td>MIRROR REVERSE DESIGN</td> <td>08.11.18</td> </tr> </tbody> </table>	REVISION TABLE			Revision	Description	Date	A	MODIFY DESIGN TO COMPLY WITH SETBACKS	05.11.18	B	MIRROR REVERSE DESIGN	08.11.18	<p>TITLE: FLOOR</p> <p>DATE: 26/10/2018</p> <p>SCALE: 1:100</p> <p>DRAWN: MIS</p> <p>CHECKED: J.M.</p>	<p>© COPYRIGHT THIS DOCUMENT IS THE PROPERTY OF NERANG CREATIVE DESIGN PTY LTD. IT IS NOT TO BE REPRODUCED, COPIED OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF NERANG CREATIVE DESIGN PTY LTD.</p> <p>SHEET SIZE: A3</p> <p>JOB NUMBER: NCD191/18</p> <p>SHEET NUMBER: 3 of 12</p>
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<p>CLIENT: SOUTHCOAST BUILDING GROUP</p>																	