

AMBER WERCHON

PROPERTY · PEOPLE



109 Nothing Street Moffat Beach QLD

3 1 2

Filled with character and charm, this renovated Queenslander will delight! Located in a premium street in Caloundra's desirable suburb, this is an entry level opportunity to purchase in blue chip Moffat Beach.

Complete with three bedrooms, one bathroom, open plan kitchen and dining, formal lounge, front verandah, two car accommodation on a fenced low maintenance block with a grassy back yard for children to play; this is a truly lovely home with so much warmth and appeal.

The home has been moved onto the block and the renovation is first-class with a seamless blend of modern and traditional, creating a very comfortable home that retains all the features that make Queenslanders special,

[For full version visit the website](https://www.amberwerchon.com.au)

Type : House
Price : \$559,000
Land Size : 405 sqm
View : <https://www.amberwerchon.com.au/180066>
1



Amber Werchon
07 5430 0888

<https://www.amberwerchon.com.au>



FLOOR PLAN

DWELLING AREA : 100 SQ M
FRONT DECK : 34
REAR DECK : 24
TOTAL : 158 SQ M

BUILDING COMPLIANCE -
STAIRS - PART 3.9.1
HANDRAILS & BALUSTRADES - PART 3.9.2
WC DOORS - QLD 1.2.2
ALL WET AREAS - PART 3.9.1
LIGHTING - PART 3.8.4
VENTILATION - PART 3.8.5
SMOKE ALARMS - PART 1.7.2 - A.1.3786
TERMITE PROTECTION - PART 3.1.7
INSULATION :
PROVIDE INSULATION AS PER B.C.A.
REMOVAL / TRANSPORTABLE HOUSES

SUSTAINABILITY
TO ACHIEVE THE DEEMED - TO - SATISFY REQUIREMENTS FOR SUSTAINABLE BUILDINGS AS STATED IN THE QLD DEVELOPMENT CODE - PART 4 PROVIDE : - 6 STAR RATING (W/ UP TO 1.5 * CONCESSIONS) - CLIMATE ZONE - 2
- TOILETS - 4- STAR WELS RATED
- TAPWARES - 3- STAR WELS RATED (LAUNDRY TUBS , KITCHEN SINKS & BASINS)
- SHOWERHEADS - 3- STARS WELS RATED
- ENERGY EFFICIENT LIGHTING IN AT LEAST 80 % OF THE DWELLING
- GREENHOUSE EFFICIENT HOT WATER SYSTEMS SUCH AS SOLAR , HEAT PUMP OR GAS HOT WATER.

| SERIES | DATE | DESCRIPTION |
|--------|------|-------------|
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David Wright
HOUSE DESIGNER
GOOD QUALITY PERSONAL HOMES
BY DAY AND NIGHT
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|----------|--------------------------------------|-------------|---------------------------------|
| CLIENT : | DARREN & STACEY . PEASE | SCALE : | 1 : 100 @ A3 |
| TITLE : | FLOOR PLAN | JOB NO. : | H - 91. P1 |
| | 109 NOTHING ST - MOFFAT BEACH | DWG NO. : | 2 OF 4 |
| | | REVISIONS : | A DATE JULY-13 |