

AMBER WERCHON

PROPERTY · PEOPLE



109 Nothling 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/1800661)

Type : House
Price : \$559,000
Land Size : 405 sqm
View : <https://www.amberwerchon.com.au/1800661>



Amber Werchon
07 5430 0888

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



FLOOR PLAN

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DWELLING AREA	:	100	SQ. M.
FRONT DECK	:	14	—
REAR DECK	:	24	—
TOTAL	:	138	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 3.8.1
LIGHTING - PART 2.8.4
VENTILATION - PART 3.8.5
SMOKE ALARMS - PART 3.7.2 - AS 3786
TERMITE PROTECTION - PART 3.1.3
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 WATER (W) UP TO 1.5 (CONCESSIONS) - CLIMATE ZONE - 2

- TOILETS - 4-STAR WELS RATED
- TAPWARE - 3-STAR WELS RATED (LAUNDRY TUBS, KITCHEN SINKS & BASINS)
- SHOWERHEADS - 3-STAR 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

GERM	DATE	DISCUSSION



JAC Jeff Clifton
Drafting
BSA Lic No - 1087737
8 Rivergreen Crt. Belmore
Ph - 54 989 356 Mobile - 0448 989 356
Fax - 54 983 951 Email - j-clifton@bigpond.com

CLIENT: DARREN & STACEY, PEASE		SCALE: 1:100 @ A3	
TITLE: FLOOR PLAN 109 NOTHING ST - MOFFAT BEACH		JOB NO:	H-91, P1
		DWG NO:	2 OF 4
		SERIES:	A DATE: 11/1/11