

# AMBER WERCHON

PROPERTY · PEOPLE



## 10 Lacewing Drive Sippy Downs QLD

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Amber Werchon Property presents to the market 10 Lacewing Drive, Sippy Downs; this much-loved family home has only ever had one owner, backs onto a nature reserve enhancing outlook and privacy, and offers easy-care living in a quiet well-established neighbourhood just minutes to major amenities.

Lowset and low maintenance, the home is complete with four bedrooms, two bathrooms, open plan living and dining, central kitchen, alfresco entertaining area, double lock up garage with drive-through access to rear, plus gated access to bring in boat/caravan, on a 708m2 block with heaps of room to extend or put in a pool, if desired.

Lovingly maintained by its owners of 17 years, presentation

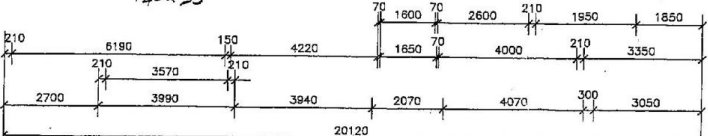
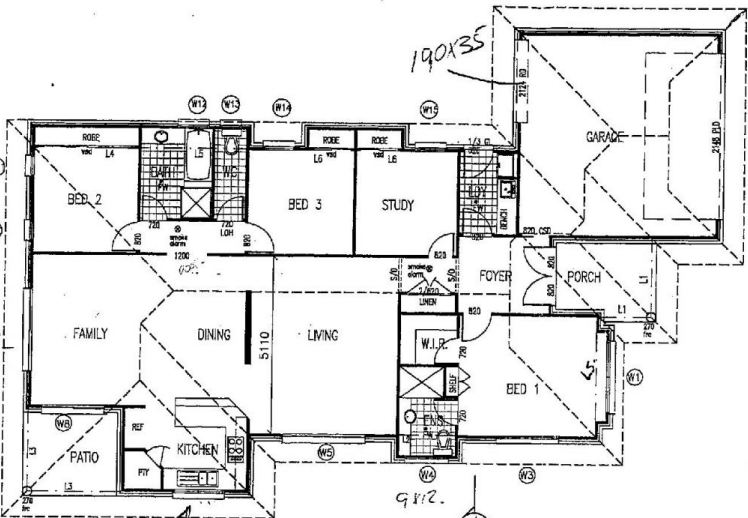
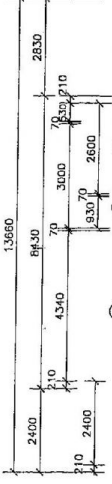
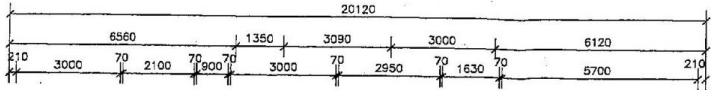
[For full version visit the website](https://www.amberwerchon.com.au)

**Type** : House  
**Price** : \$500,000  
**Land Size** : 708 sqm  
**View** : <https://www.amberwerchon.com.au/396522>  
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**Amber Werchon**  
07 5430 0888

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



NO.	WINDOW	LINTEL
W1	1821xw	- 190x25
W2	0818xw	220x45 F17 TGT
W3	0912xw	240x45 F17
W4	2124xw sd	240x45 F17
W5	1215xw	90x35 F17 NLB
W6	2118xw sd	180x35 F17
W7	2124xw sd	180x35 F17
W8	1808xw	90x35 F17
W9	1808xw	90x35 F17
W10	0909xw obs	90x35 F17
W11	0909xw obs	90x35 F17
W12	1809xw	90x35 F17
W13	1809xw	90x35 F17
W14	1809xw	90x35 F17
W15	1809xw	90x35 F17

ADDITIONAL LINTELS	
L1	170x35 F17
L2	170x35 F17
L3	220x45 F17 TGT
L4	180x45 TASBEAM 18C TGT
L5	180x45 F17
L6	140x35 F17
L7	240x65 TASBEAM 18C
L8	90x35 F17

FRAMING: N3  
 STUDS: (NOT NOTICED) EXT. LOADBEARING (2400 STUD HEIGHT)  
 GENERAL: 190x35 F5 PINE @ 450crs.  
 PH: 5475 4111

INTERNAL NON-LOADBEARING : 70x35 F5 PINE @ 600crs.  
 STUDS @ SIDES OF OPENINGS <900 x1  
 1200 - 2100 x2  
 2400-3000 x3  
 > 3000 x4

NOGGINGS @ 1350crs. MAX  
 PLATES : EXT. LOADBEARING (NOT TRENCHED)  
 TOP PLATE : 270x35 F5  
 BOT. PLATE : 70x35 F5

INT. NON-LOADBEARING (NOT TRENCHED)  
 TOP PLATE : 70x35 F5  
 BOT. PLATE : 70x35 F5

TRUSSES : PINE ROOF TRUSSES (LDA) @ 900crs. TO MANUF.  
 SPECIFICATIONS SEE PAGE 4 FOR TIE DOWN  
 (ROOF PITCH : 22.5°)

Design for Climate or Code Compliance	Star Rating	Yes/No	Follow/No
Roof Insulation	R	Yes	Follow
Ceiling Insulation	R	Yes	Follow
Wall Insulation	R	Yes	Follow
Floor Insulation	R	Yes	Follow
Solar_HHV Yes/No		Yes	
Timber Windows Yes/No		Yes	

**FLOOR PLAN**  
 : 100  
 FLOOR AREA : 184.2m<sup>2</sup>  
 VERANDAH : 6.5m<sup>2</sup>  
 PORCH : 6.2m<sup>2</sup>

**PROPOSED RESIDENCE FOR :**  
 CLIENT : R & R. HUNT  
 SITE ADDRESS : LOT 170 LACEWING DRIVE  
 CHANCELLOR PARK  
 BUILDER : D. MUSCA  
 THE PLAN REMAINS COPYRIGHT OF D. MUSCA  
 AND MAY NOT BE USED IN PART OR IN WHOLE WITHOUT THE  
 EXPRESSED WRITTEN CONSENT OF THE AUTHOR.  
 CHECKED : INT. CLIENT :

**M.R.A. DESIGN AND DRAFTING**  
 GESA DE NO. 73417  
 25 - 82 PARKER STREET MAROOCHYDORE  
 P.O. BOX 5839 MAROOCHYDORE STH. 4558  
 PH: (07) 5475 4111  
 FAX : (07) 5475 4311 MOB: 0414 928310  
 DRAWN M. ROLTON 30/05/01  
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NOTE : S/O DENOTES SQUARE SET OPENING  
 : PROMOTE LEFT OFF DIMENSIONS TO ALL W.C. DOORS.  
 : DIMENSIONS TO BE SURVEYED BY ACCORDANCE WITH  
 LOCAL COUNCIL REGULATIONS AND AS PER AS3786  
 : DIMENSIONS TO COMPLY WITH SECTION 3.8.1.2 OF B.C.A.