

# AMBER WERCHON

PROPERTY • PEOPLE



## 10 Lacewing Drive Sippy Downs QLD

4 2 2

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

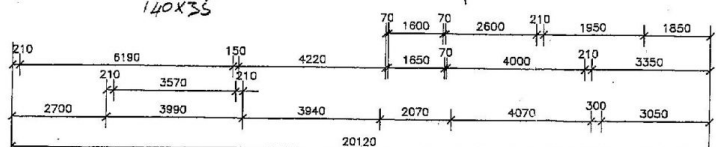
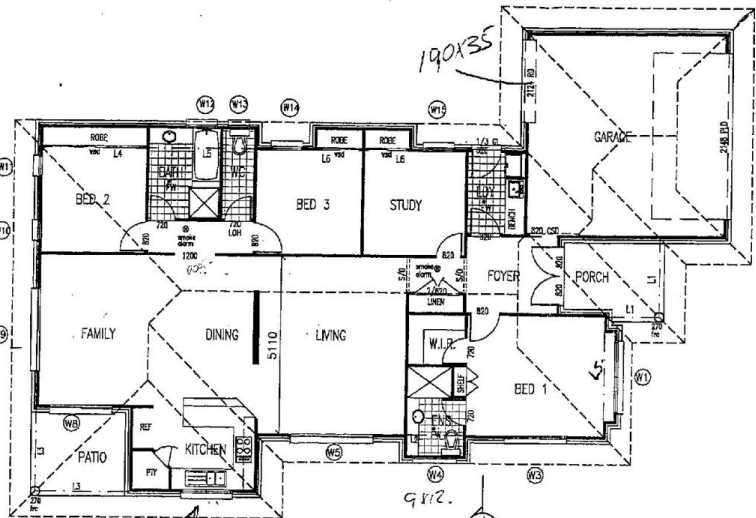
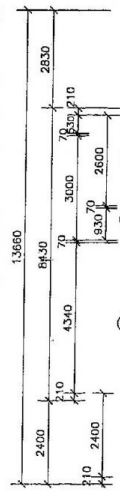
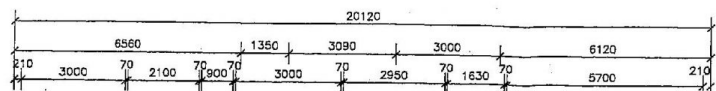
[For full version visit the website](https://www.amberwerchon.com.au/3965224)

**Type** : House  
**Price** : \$500,000  
**Land Size** : 708 sqm  
**View** : <https://www.amberwerchon.com.au/3965224>



**Amber Werchon**  
07 5430 0888

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



Design for Climate, or Code Compliance

Star Rating	4
Roof Insulation	Yes (R=3.5)
Ceiling Insulation	Yes (R=1.5)
Wall Insulation	Yes (R=1.5)
Floor Insulation	Yes (R=1.5)
Solar HWY Yes (No)	Yes (No)
Timber Windows Yes (No)	Yes (No)

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

**WINDOW SCHEDULE**

NO.	WINDOW	UNTEL
W1	1821xw	- 190x35
W2	0818xw	220x45 F17 TGT
W3	0912xw	240x45 F17
W4	2124xw sd	90x35 F17 NLB
W5	1215xw	180x35 F17
W6	2118xw sd	180x35 F17
W7	2124xw sd	90x35 F17
W8	1806dw	90x35 F17
W9	1806dw	90x35 F17
W10	0909dw obs	-
W11	0909dw obs	-
W12	1809dw	90x35 F17
W13	1809dw	90x35 F17
W14	1809dw	90x35 F17
W15	1809dw	90x35 F17

**ADDITIONAL UNTELS**

NO.	UNTEL
L1	170x35 F17
L2	170x35 F17
L3	220x45 F17 TGT
L4	180x35 TASBEAM 180 TGT
L5	180x35 F17
L6	140x35 F17
L7	240x35 TASBEAM 180
L8	90x35 F17
L9	2148 PLD
L10	R20 DOOR (LD)

- I.C.T. DENIES UNTEL SUPPORTING GIRDER TRUSS (CONSULT AUTHOR IF THERE ARE DISCREPANCIES)

**FRAMING**

STUDS : 90x35 (NOT NON-LOADBEARING (2400 STUD HEIGHT))  
 GENERAL : 190x35 F5 PINE @ 450crs.  
 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 : 2/70x35 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°)

**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.

**M.R.A. DESIGN AND DRAFTING**

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 DRAWN M. ROLTON 30/05/01  
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NOTE : S/O DENOTES SQUARE SET OPENING  
 : PROVIDE LIFT OFF RINGS TO ALL W.C. DOORS.  
 : SMOKE ALARMS TO BE SUPPLIED IN ACCORDANCE WITH  
 : LOCAL COUNCIL REGULATIONS AND AS PER AS3786  
 : : SENSORS TO COMPLY WITH SECTION 3.8.1.2 OF B.C.A.