




AMBER WERCHON

PROPERTY · PEOPLE



10 Barramundi Court Mountain Creek QLD

4  2  1 

Amber Werchon Property presents to the market 10 Barramundi Court, Mountain Creek; a perfectly positioned home for those seeking comfortable family living.

Located just steps from a pretty waterfront park and only moments from the local shops, everything you need is at your fingertips. It's just a 13-minute walk to the family-friendly Brightwater Hotel while a spacious park with a playground and walking trail is at the end of your street.

The local ALDI, Brightwater State School and childcare options are also within walking distance, so you can leave the car at home and explore this wonderful, family-orientated community that so many love to call home.

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

Type : House
Price : \$505,000
Land Size : 373 sqm
View : <https://www.amberwerchon.com.au/505409>
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Rudi du Preez
07 5430 0888

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



LEGEND

- ⊕ FLOOR WASTE
- ⊕ HOSE COOK (TAP)
- 75x75 SHS
- 115 SINGLE SKIN BRICK
- 230 BRICK VENEER 10mm STUD
- ROUNDER FINISH
- 230 BRICK VENEER 10mm STUD BAGGED FINISH
- ROBE S/ELEVING REFER TO SPEC
- METRE BOX
- GASS ROTILE
- HOT WATER SYSTEM
- MAN HOLE
- FRIDGE SPACE
- WASHING MACHINE SPACE
- DOWNPIPE
- REFRIGERATOR TAP
- GAS COOK TOP
- ELECTRIC COOK TOP
- LAUNDRY TUB
- Hardwired smoke detector

Notes:
-Shower base tiles to be laid diagonally unless stated otherwise.

Floor Plan
1 : 100

Residence	143.38 m ²
Garage	23.41 m ²
Alfresco	9.03 m ²
Porch	1.54 m ²
TOTAL	177.37 m²

SUNCOAST
BUILDING APPROVALS

No: 14295g 15 JAN 2016

JACK GREENHILL BSA No: A48824
DEVELOPMENT APPROVAL
FOR BUILDING WORKS

PH: 5443 7298 MOB: 0439 301 070

MINIMUM FLOOR LEVEL TO BE NOT LESS THAN R.L. 3.59 A.H.D.

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JOB ADDRESS: LOT 6011 BARRAMUNDI COURT BRIGHTWATER

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BUILDER:
Reilly James Construction P/L
P.O. Box 3480 Caloundra BC 4551

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.

DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.

REV.	DESCRIPTION	INITIAL	DATE
A	CONTRACT ISSUE	TB	30/4/14
B	colour selection V.1	IM	28/11/14
C	Gate detail	IM	28/11/14
D	Certification issue	TB	12/01/15



SALES: A	DESIGN TYPE: Arcadia 177
ESTIMATOR: ***	FACADE: OCEANNA RH
DATE: 12/01/15	DRAWING NO: 6011BARRA - 2 - D
SCALE: 1:100	REV: D