



3/48 Takalvan Street SVENSSON HEIGHTS QLD

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Unit three in a complex of four has just become available to purchase. Built in 2013, the 111 sqm unit offers a comfortable two-bedroom floor plan boasting a modern neutral colour pallet and has been designed to maximize space and natural light.

This property is centrally located only minutes from the Bundaberg CBD, both primary and secondary schools, Bundaberg Airport, Sugarland Shopping Centre, CQ University and much more.

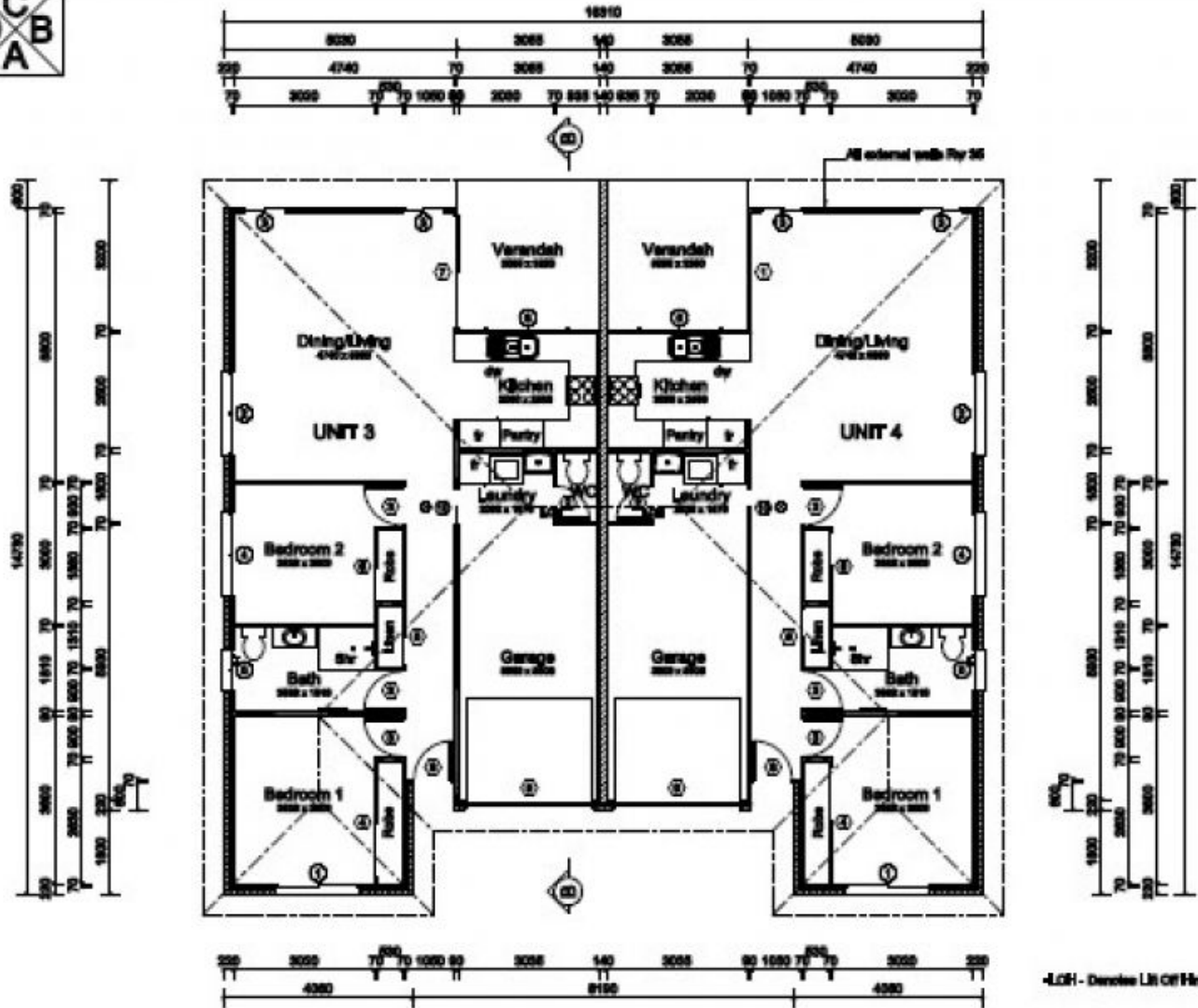
PROPERTY FEATURES INCLUDE:

- ? Two-spacious bedrooms with built-in wardrobes and ceiling fans
- ? Tiled open plan living, kitchen, and dining with split system air-conditioning
- ? Well-equipped kitchen with electric cooking, dishwasher

Price : \$ 360,000
Building Size : 111 sqm
View : <https://www.thefourwalls.com.au/sale/ql/bundaberg-wide-bay/svensson-heights/residential/unit/7822298>



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FLOOR PLAN UNIT 3-4

Unit 3 Living 104.31m²
Unit 4 Living 104.31m²
Unit 3 Verandah 6.78m²
Unit 4 Verandah 6.78m²
TOTAL 228.18m²

NOTES-

- All dimensions and details to be checked by Builder.
- All windows are to unless otherwise noted.
- All construction in accordance with the Building Code of Australia, AS1904.3-1999 and manufacturers specifications.
- Terminology protection to comply with AS1904.3-1999 and Part 5.1.3 of the BCA.
- Glucose glass to be hard-wired and installed as per AS1904.3-1999 and Part 5.1.3 of the BCA.

Notes Category 1		
Construction Element	Minimum Required Rfr Rating	MIN.4 Requirement or Equivalent
Glazing (Total area of glazing for a habitable room is greater than 1.0m ²)	Rfr 37	Minimum 4mm thick glass with full perimeter acoustically rated seals
Glazing (Total area of glazing for a habitable room is less than or equal to 1.0m ²)	Rfr 34	Minimum 4mm thick glass with standard weather seals
Brick Veneer		