



4 Poinciana Drive INNES PARK QLD

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This home has it ALL.. with a family friendly floor plan and extremely spacious living areas, this is the one that you have been looking for. The property is located in a well established area of Innes Park just moments from local diving attractions, beaches and picturesque parklands.

The home has a generous layout with four bedrooms, two bathrooms and light-filled living spaces suiting the most fastidious buyer.

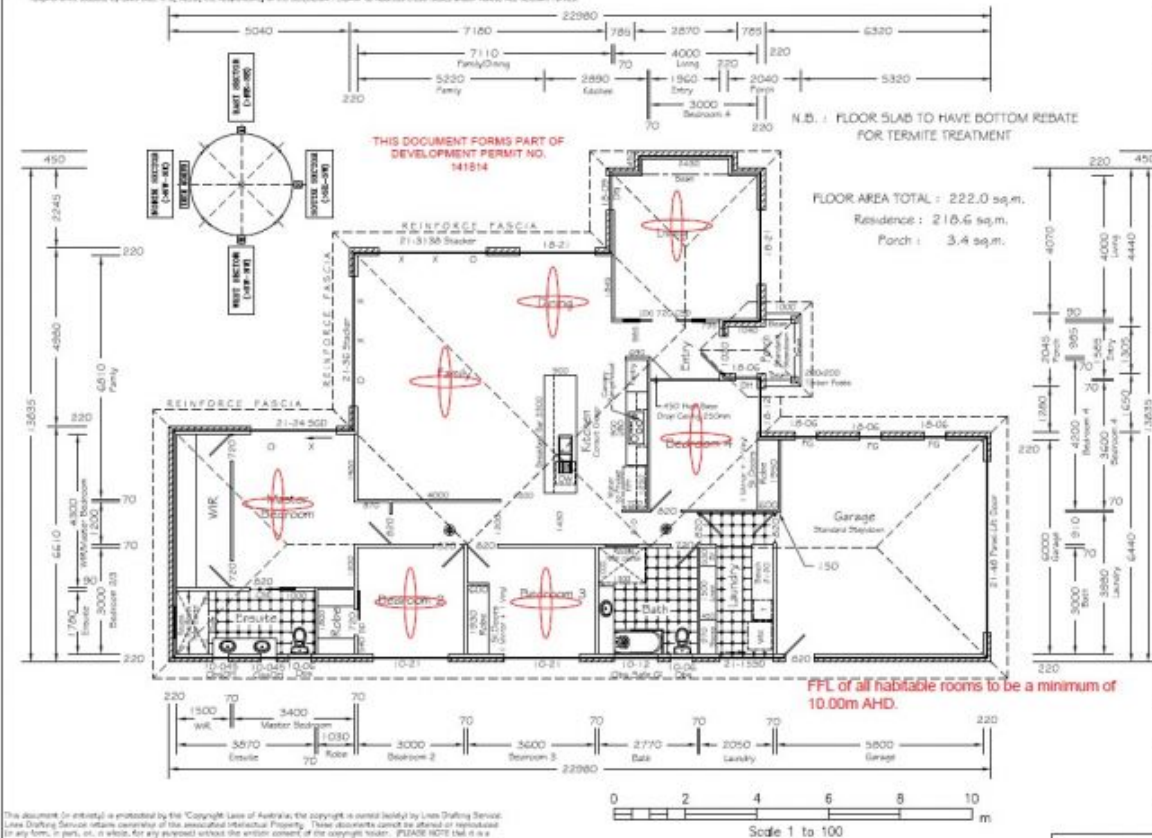
As soon as you step through the front door, the main focus of the home is the large air conditioned, open plan living, kitchen and dining area. A separate media room features at the front of the home. Cook up a feast for the family in the functional kitchen, featuring stone bench tops, extra large freestanding oven, stainless steel appliances, ample cupboard space and a perfectly set station adjacent to the

Price : Offers Above \$799,000
Building Size : 280 sqm
Land Size : 1000 sqm
View : <https://www.thefourwalls.com.au/sale/ql/bundaberg-wide-bay/innes-park/residential/house/7987966>



Amanda Filmer
 07 4154 7788

N.B. It is the Responsibility of the BUILDING/PLANT to verify ALL/ANY Issues Relating to Compliance with BCA under Local Authority Requirements Codes, By-Laws etc. It is ALSO the Responsibility of the BUILDING/PLANT to Address these issues prior to ALL Relevant Tenders.



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Date Drawn: 02-14 Scale: 1:100 Client/s: Bundy Homes for [redacted]

Drawn By: W.T.L. Ref: 228Poin3 Site Address: No. 4 (Lot 228 RP 142955) Poinciana Dr., Innes Park

N.B. Builder to Check and Confirm All Measurements Prior to Commencement and During Construction. Do Not Scale Off Plans.

NOTES:

- All work to be in accordance with the Building Code of Aust. AS 1984, the relevant Manufact Manual and Engineer's notes and specifications.
- Fittings and Fixtures shown on this Plan are representative only. Fittings and Fixtures used in construction will be as agreed to in the Builder's specification.
- Timber Sizes and Grades are nominated by Manufacturer. Prefab Wall Frames and Trusses are to be used. Those nominated are to take precedence over those shown.
- Wet areas to be constructed in accordance with AS 3740.
- Unless otherwise marked, all windows shown are sliding windows (X), viewed externally.
- Dimensions are to face of timber frame/stud work and/or face of masonry.

LEGEND

- Indicates Smoke Alarm in accordance with BCA Part 3.7.2

Indicates:

Tiles

N.B.: (Face) Brick Veneer
Sheet Metal Roof to Manuf. Design/Spec
Shown here at 22.5° (min) Pitch
450 Overhang
2400mm Ceiling Height

Sheet 3 of 8

Floor Plan

Wind Category C2

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