Stewart

ESTATE AGENTS

2 Patura Drive Ashmore QLD

4 **2** **4**

Unfurnished neat and tidy single level home. Features include, ample storage, Air conditioning security system, 4 good sized bedrooms, large games room, 2 bathrooms, bright and airy kitchen, family room, complemented by a private covered alfresco dining area. Low maintenance property.

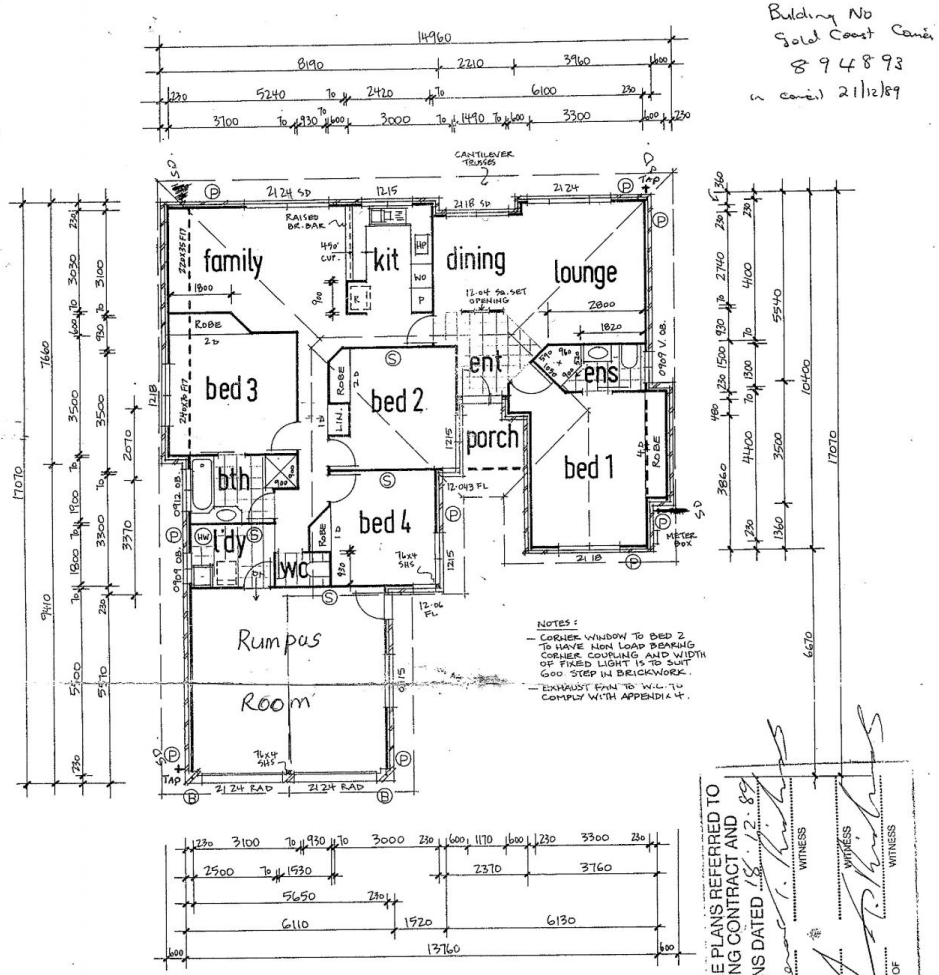
Would suit home occupation with space for 4 vehicles including easy street access for a boat or trailer.

Walking distance to Ashmore State School, Kindy, 2 Major Shopping Centres, Medical Centre, Tavern, Church, Hungry Jacks, Red Rooster, Pizza Hut, Main Bus route, only 10 minutes to our famous beaches, Pacific Fair, and even less to Gold Coast hospitals, the list goes on.

Land Size : 174 sqm
View : https://www.stewartestateagents.com.au/lease/qld/gold-coast/ashmore/residential/house/6401979

Karen Stewart
07 5570 3791

Building No
Gold Coast Council
894893
in council 21/12/89



NOTES:
- CORNER WINDOW TO BED 2 TO HAVE NON LOAD BEARING CORNER COUPLING AND WIDTH OF FIXED LIGHT IS TO SUIT 600 STEP IN BRICKWORK.
- EXHAUST FAN TO W.C. TO COMPLY WITH APPENDIX 4.

THESE ARE THE PLANS REFERRED TO IN OUR BUILDING CONTRACT AND SPECIFICATIONS DATED 18.12.89

SGD. ..... WITNESS
PROPRIETOR
PROP. ..... WITNESS
HALF OF HOMES ..... WITNESS

FLOOR PLAN

HOUSE AREAS (m²)

LIVING	— 148·6
	— 34·0
PATIO, PORCH	— 4·2
TOTAL	— 186·8

WIND BRACING SCHEDULE — W 33

		BRACING TYPE (SEE STD. DETAIL SHEET FOR SPECS.)	DESIGN RESIST. (kn/m)	WALL LENGTH (m)	NO. OF WALLS	RACKING RESISTANCE (kn)
WIND DIR. X	P	PLYWOOD	4·0	0·9	3	10·8
	S	STEELANGLE	1·0	2·7	4	10·8
	B	BRICK BRACE COLUMN	1·5	EACH	2	3·0
	TOTAL RACKING RESISTANCE IN DIR. X					24·6
	WIND FORCE IN DIR. X					20·0
WIND DIR. Y	P	PLYWOOD	4·0	0·9	6	21·6
	S	STEELANGLE	1·0		NIL	—
	B	BRICK BRACE COLUMN	1·5	EACH	2	3·0
	TOTAL RACKING RESISTANCE IN DIR. Y					24·6
	WIND FORCE IN DIR. Y					19·0

LOT 77 PATURA DVE.
ASHMORE

Jupiter HOMES
HEAD OFFICE 560576

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GEOFF KNAPP
homeplan DESIGN & DRAFTING SERVICE
358573

Date : 15-12-89
Scale : 1-100
Sheet : 1 of 5
Plan no. : G96