



48 SCHIFCOFSKE Drive MORANBAH QLD

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This property will appeal to an investor who is seeking a fantastic low-maintenance investment that will attract company executives and mine managers for a rental return of approximately \$1400 per week (OVER 11% RETURN!!); or an owner occupier looking to make the best home in Moranbah their own paradise.

Building Size : 44 sqm
Land Size : 1097 sqm
View : <https://www.moranbahrealestate.net.au/sale/qld/central/moranbah/residential/home/7433062>

Situated at the end of a family-friendly cul-de-sac, within close proximity to town in a very sought-after area, sits THE MOST exquisite and undeniably the largest home you will find in Moranbah.

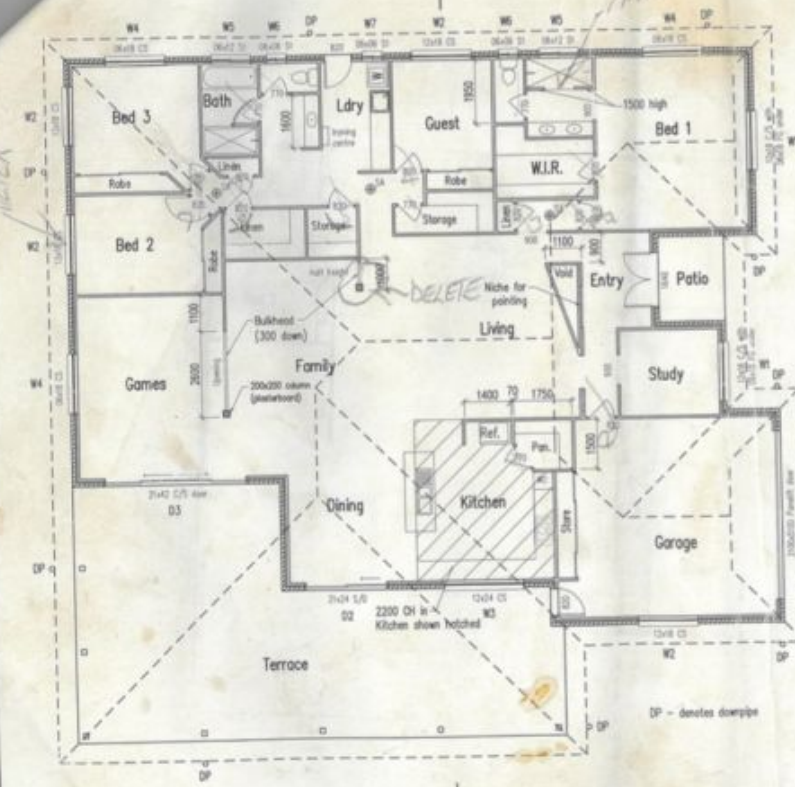
Showcasing flawless finishes, this meticulously designed home is spread over one entire level which incorporates OVER 400sqm under roof.

Upon arrival, you will be greeted by over a quarter of an

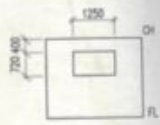


Marie Dowie
07 4941 5998

ALTER TO 650 OPENING

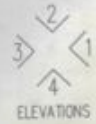


| AREAS | Sq.m |
|--------------|---------------|
| Dwelling | 274.69 |
| Terrace | 85.79 |
| Garage | 42.47 |
| Patio | 5.16 |
| Total | 408.12 |



Niche Detail

| Window Schedule | |
|-----------------|--------------------|
| Window | Description |
| W1 | 1200x1500 Fixed Aw |
| W2 | 1200x1400 DR Aw |
| W3 | 1200x1500 1500 Aw |
| W4 | 1200x1500 1500 Aw |
| W5 | 1200x1500 1500 Aw |
| W6 | 1200x1500 1500 Aw |
| W7 | 1200x1500 1500 Aw |
| W8 | 1200x1500 1500 Aw |



ELEVATIONS

NOTES

- Bracing of roof trusses as per Truss Manufacturer's specifications.
- Lift off hinges to Toilet door.
- Smoke alarm(AS 3786) shown thus. Smoke alarm fixed on or near the ceiling and must be connected to the consumer mains power.
- For tie down, bracing, footing design and all structural details, refer to attached engineering drawings by John Norden and Associates.
- All prefabricated frames and trusses to be supplied by NOOSA TRUSS.

BCA - Energy Efficiency

Refer Appendix A for BCA assessment and verification.
 Hot Water System requirements: Insulation to all pipes (internal and external) leading from HWS to be a min. of R 0.3. Heat trap required to HWS. Hot water supply system to be in accordance with Section 6A of AS/NZS 3500.4.2. A solar hot water system is not required to comply with the above requirements.

Sustainable Housing

Refer Appendix B for Queensland Development Code requirements for sustainable buildings.

PROPOSED BRICK VENEER DWELLING FOR J. TATI AT LOT 42 SCHIFCOFSKE DRIVE, MORANBAH

FLOOR PLAN

Design Windspeed: N.3 (W1N)

(07)54825087

 40N 89 302 575 934

Drawn: C.D. Gluch
 Date: 22/06/2007

Scale: 0 2000 4000
 Scale(mm)

No. 2 of 6 Plans
 Plan No. 042-02

Amended -23/07/2007