



75 Shutehaven Circuit Bushland Beach QLD

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Set amidst lovely landscaped gardens and spread across 2 levels with panoramic 270-degree views from Castle Hill to the Palm group of islands, this is a your own tranquil sanctuary.

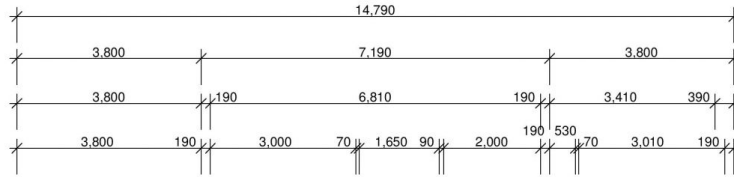
Features to enjoy include:

- Large family home spread over 2 levels (289.7m2 approx inc garage)
- The piece de resistance of this fabulous home - 48.73m2 balcony with built-in bespoke timber bar for the enthusiastic entertainer, boasting 270-degree views of the Coral Sea, Castle Hill and beyond.
- Ocean and island views by day and sparkling lights by night
- Designed to maximise the cooling sea breezes
- Sparkling resort style pool providing hours of fun for the entire family including a shallow area for lounging or toddler play
- Elevated alfresco patio adjacent to the pool
- Open plan, fully tiled, integrated kitchen, dining, family room
- Cleverly designed kitchen with stacks of storage, stainless appliances, stone benchtops, plumbing for refrigerator and corner pantry with automatic lighting

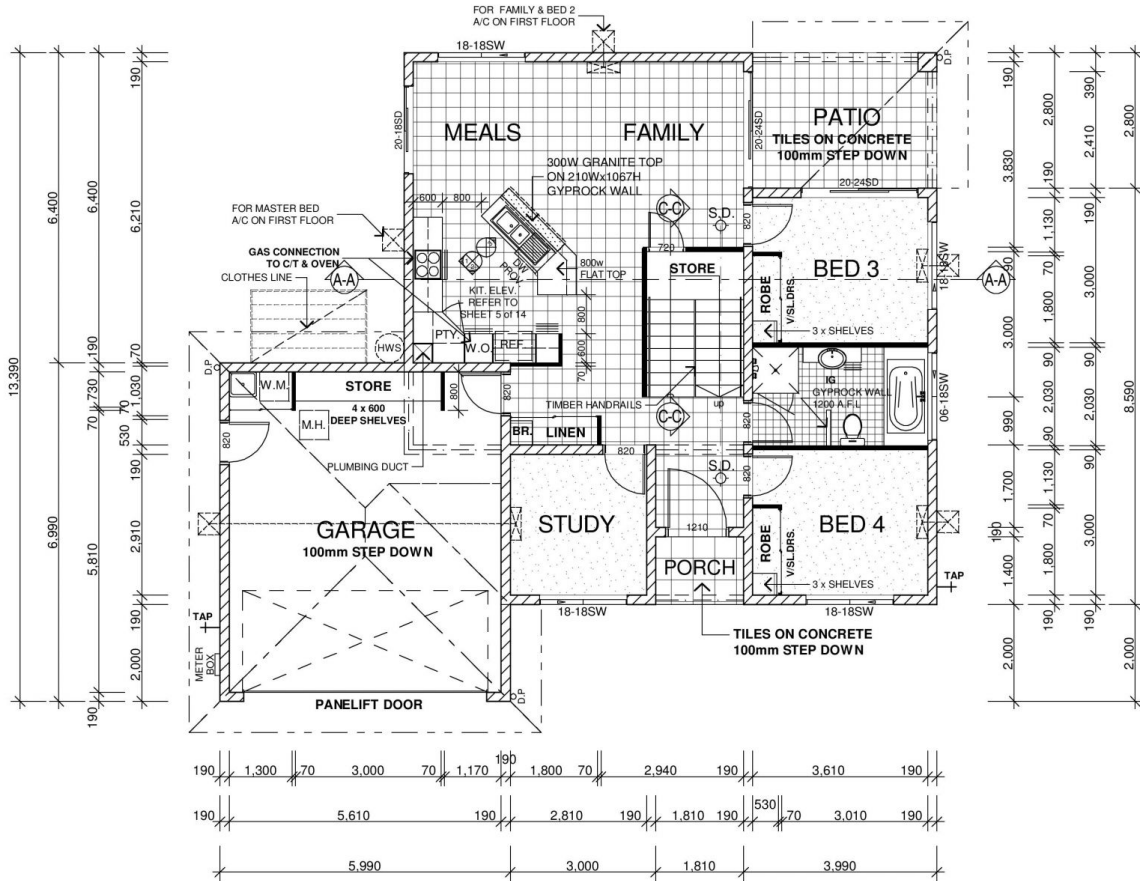
Price : \$ 695,000
Building Size : 289.7 sqm
Land Size : 810 sqm
View : <https://www.kingsberry.com.au/sale/qld/ownsville-district/bushland-beach/residential/house/7273828>



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- INDICATES POSITIONS SPLIT SYSTEM UNIT
 - INDICATES POSITIONS OF AIR-CON. COMPRESSOR



- NOTES:**
- : TINTED GLASS TO ALL ALUMINIUM FRAMED WINDOWS & DOORS.
 - : DISHWASHER PROV. WITH SPP & COLD WATER PLUMBING.
 - : LIFT OFF HINGES TO WC.
 - : SECURITY SCREENS TO ALL GROUND FLOOR ALUM. FRAMED WINDOWS & DOORS + UPSTAIRS SLIDING DOORS & BED 2 WINDOW ONLY.
 - : ASH TO S&I TV ANTENNA.
 - : FRAMELESS GLASS TO ALL SHOWER SCREENS.
 - : GRANITE KITCHEN BENCHTOPS.
 - : ASH TO PROVIDE GAS CONNECTION TO COOKTOP & OVEN.

ENERGY EFFICIENCY NOTES:

- : ALL SHOWER ROSES TO BE 'AAA' SHOWER ROSES.
- : IF WATER PRESSURE TO BUILDING EXCEEDS 500kPa. PRESSURE LIMITING DEVICE TO BE INSTALLED.
- : TOILET CISTERNS ARE NOT TO EXCEED A FULL FLUSH CAPACITY OF 6Ltrs AND A HALF FLUSH OF 3Ltrs.
- : ELECTRIC HOT WATER SYSTEM WITH HEAT PUMP TO BE INSTALLED.

GROUND FLOOR AREAS

LIVING - 102.40
 GARAGE - 40.54
 PATIO - 10.64
 PORCH - 2.53
 TOTAL - 156.11m²

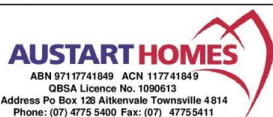
FIRST FLOOR AREAS

LIVING - 59.63
 BALCONY 48.73
 TOTAL - 108.36m²

TOTAL GFA - 264.47m²

GROUND FLOOR PLAN

'WIND - C2'



DEE TAHAN
 LOT 401 SHUTEHAVEN CIRCUIT
 BUSHLAND BEACH

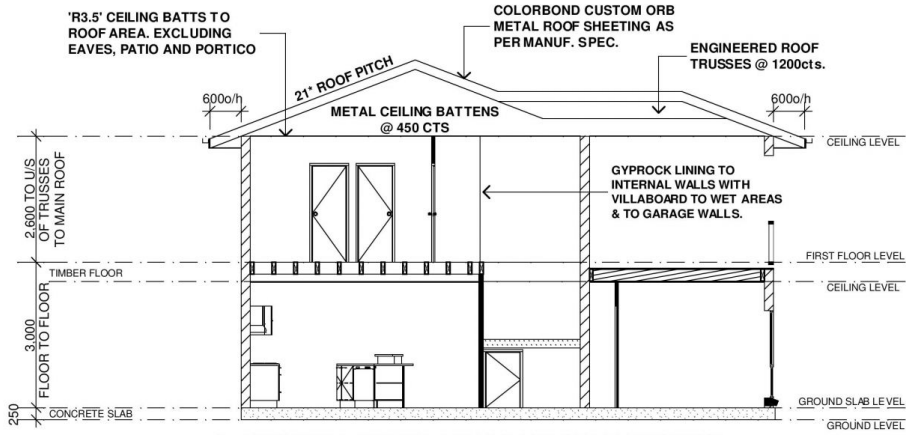
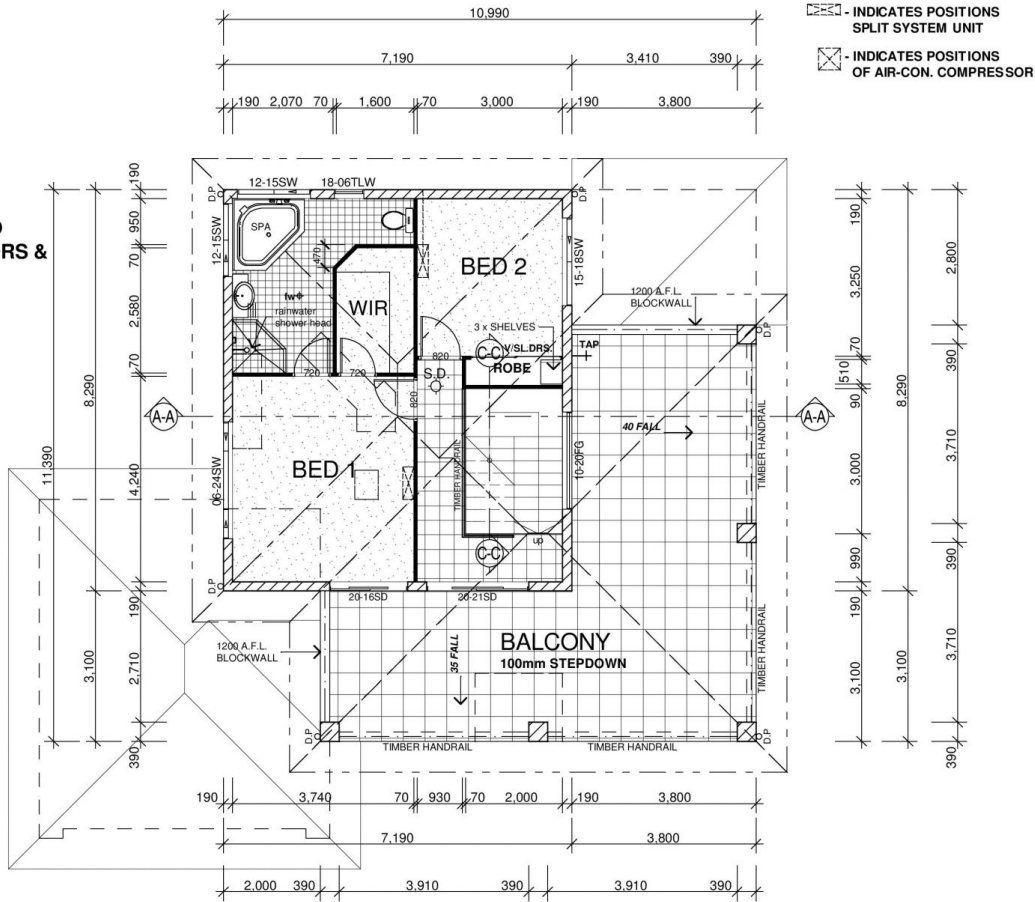
N.B. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES-THIS DESIGN IS THE EXCLUSIVE PROPERTY OF AUSTART HOMES AUSTRALIA Pty. Ltd.

Design:	OWNER DESIGN	Drawn By:	D.E.	Amendments:	24.11.06D.E.
Facade:	OWNER DESIGN	Date:	11.10.06	Job Number:	121TV
Inclusions:	PREMIER PLUS	Scale:	1:100	Sheet Number:	2 of 14



ELEVATION KEY

NOTE:
SECURITY SCREENS TO
BALCONY SLIDING DOORS &
BED 2 WINDOW ONLY.



**BLOCK DETAILS, FOOTING & SLAB DETAILS TO BE DESIGNED,
CERTIFIED AND INSPECTED BY A RPEQ ENGINEER PRIOR TO WORK BEING
CARRIED OUT FOR A "S" CLASS SITE AND W50-'C2' WIND RATING.**

Section A-A-N.T.S.

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