

Harcourts Kingsberry



16 Asher Street Shaw QLD

4  2  3 

Are you ready to step into a world of luxury and modern living? Look no further! We are delighted to present this stunning, newly built home that combines contemporary design with family friendly charm. Nestled in a serene neighbourhood, this four-bedroom, two-bathroom masterpiece is sure to captivate your heart.

****TENANTED UNTIL JANUARY 2024 @\$550 PER WEEK****

Modern Elegance: This home boasts a sleek and sophisticated design, with attention to detail evident in every corner. The clean lines and high end finishes create a truly impressive atmosphere.

Features of YOUR new abode

* Beautifully tiled open plan living, appointed with luxurious

Price : \$ 518,000
Building Size : 210 sqm
Land Size : 455 sqm
View : <https://www.kingsberry.com.au/sale/qld/townsville-district/shaw/residential/house/7746178>



Stephanie Turnbull

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<https://www.kingsberry.com.au>

210 Charters Towers Road Hermit Park QLD

07 47 722 022

ROOF/CEILING
METAL DECK ROOF
10mm PLASTERBOARD CEILING INSTALLED A MINIMUM NOMINAL DISTANCE OF 400mm BELOW THE ROOF CEILING TO BUTT AGAINST AND SEAL TO EXTERNAL BLOCKWORK WALLS. STANDARD THERMAL INSULATION IN THE CEILING CAVITY. ALL PENETRATIONS IN CEILING TO BE AS SMALL AS POSSIBLE AND SEALED AIR TIGHT.

EXTERNAL WALLS
MASONRY:
MINIMUM R_w(C, Cr) 48 (-1,-5) WALLS e.g. RENDERED BLOCKWORK WALLS WITH INTERNAL PLASTERBOARD LINING. ALL GAPS ARE SEALED. NO AIR VENTS ARE PERMITTED.

GLAZING (WINDOWS & GLASS DOORS)
ALL EXTERNAL WINDOWS & DOORS TO HAVE ACOUSTIC TREATMENT APPLIED ENSURE APPROPRIATE SEALS & FRAMES ARE USED.

CONDENSATION MANAGEMENT:
1. PLIABLE BUILDING MEMBRANE TO COMPLY WITH PART 3.8.7.2 VOL 2 NCC 2019 BCA.
2. FLOW RATE & DISCHARGE OF EXHAUST SYSTEMS TO COMPLY WITH PART 3.8.7.3 VOL 2 NCC 2019 BCA.
3. VENTILATION OF ROOF SPACES TO COMPLY WITH PART 3.8.7.4 VOL 2 NCC 2019 BCA

DESIGN WIND CLASSIFICATION : C1
INTERNAL TIMBER FRAMED WALLS:
TIMBER STUD WALLS WITH 70x35 MGP10 STUDS AT 450 CRS, 1/ROW OF NOGGING. SHEET BOTH SIDES WITH 10mm PLASTERBOARD, 6.0mm F/C SHEETING TO WET AREAS.

INTERNAL LOAD BEARING TIMBER FRAMED WALLS : ILBW
TIMBER STUD FRAMING WITH 90x35 MGP12 STUDS AT 450 MAX CRS, 1/ROW OF NOGGING. PROVIDE DOUBLE STUD BELOW GIRDER TRUSSES. PROVIDE 35x90 MGP12 BOTTOM PLATE. PROVIDE 245x90 MGP12 TOP PLATES. PROVIDE M12 CYCLONE RODS AT 900 MAX CRS DIRECTLY TIED DOWN TO FOOTING. ENSURE CYCLONE RODS ARE WITHIN 100mm OF THE TRUSSES.
ALTERNATIVELY USE CHEMSET 801 SERIES INSTALLED TO MANUF. SPEC WITH 150mm EMBEDMENT. SHEET BOTH SIDES WITH 10mm PLASTERBOARD, 6.0mm F/C SHEETING TO WET AREAS.

TRUSSES OVER INTERNAL LOAD BEARING TIMBER WALLS TO BE DIRECTLY TIED DOWN TO FOOTING

NOTE:
THE KITCHEN CUPBOARD LAYOUT SHOWN ON THIS PLAN IS ONLY AN INDICATIVE LAYOUT. THE FINAL DESIGN SHALL BE DETERMINED BY THE BUILDER'S P.C. ALLOWANCE SHOWN IN THE BUILDING CONTRACT.

AIR CONDITIONERS:
VERIFY AIR CONDITIONER SIZES PRIOR TO COMMENCEMENT OF CONSTRUCTION. A/C UNITS SHOWN ON THE DRAWINGS ARE INDICATIVE ONLY.

GARAGE DOORS:
ALL GARAGE ROLLER DOORS AND PANEL LIFT DOORS TO BE PROVIDED WITH WINDLOCKS AND COMPLY TO AS1170.2 AND AS4055.

DOWNPIPES:
ALL DOWNPIPES TO BE DISCHARGED ONTO 300x300 CONCRETE SPLASHPADS. ALTERNATIVELY PIT AND PIPE STORMWATER TO KERB & CHANNEL AS PER BUILDER'S SPEC.

NOTE:
TOILET DOORS TO BE PROVIDED WITH LIFT OFF HINGES TO ALL RELEVANT BCA REQUIREMENTS.

Smoke Alarm

LEGEND

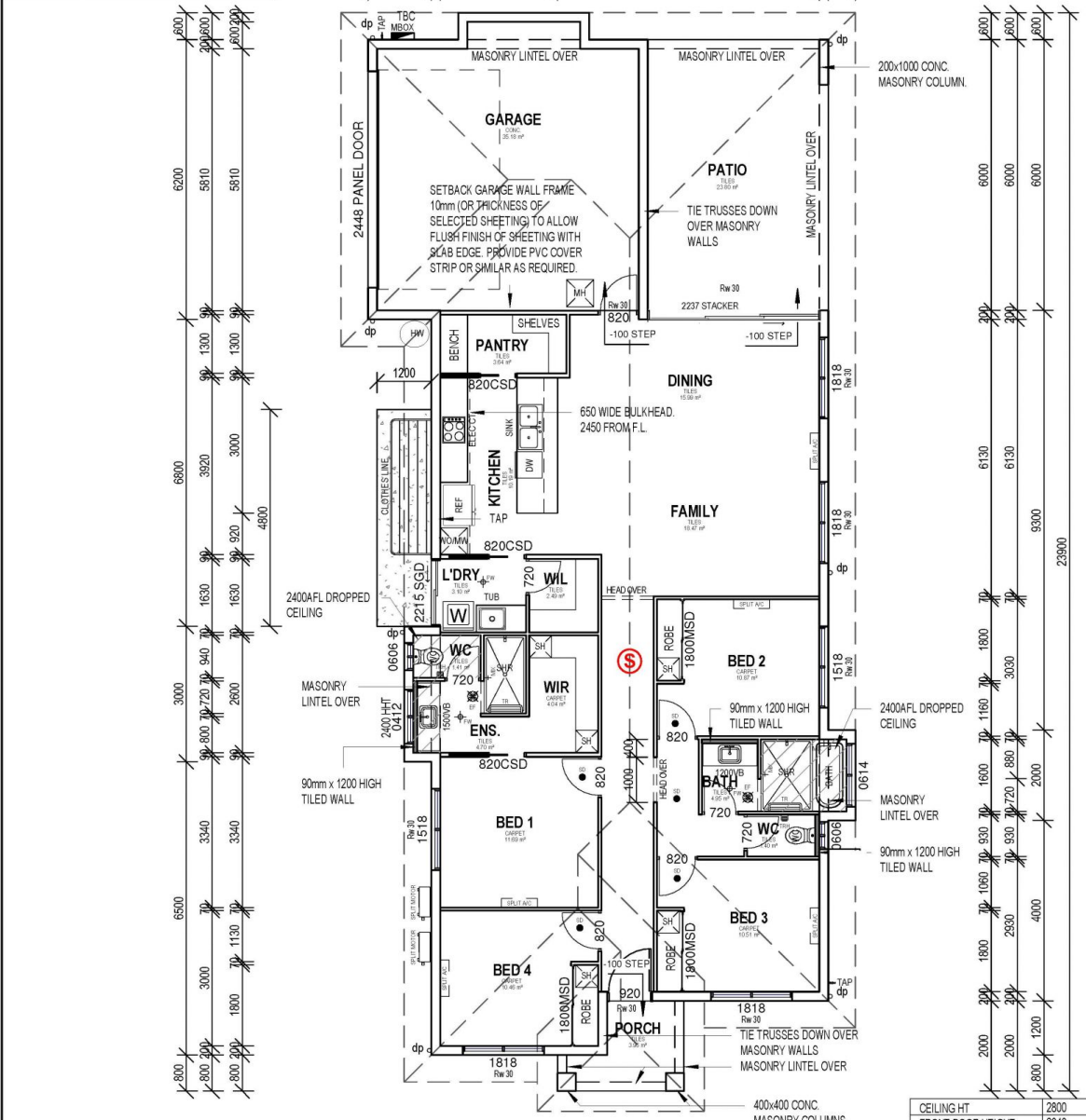
SD	INTERLINKED SELF CONTAINED SMOKE ALARMS TO COMPLY WITH AS 3786 AND BE CONNECTED TO THE CONSUMER MAINS POWER WITH BATTERY BATTERY BACK UP.
MBS	METER BOX POWER SUPPLY
EH	ELECTRIC HOT WATER SYSTEM
GHWS	GAS HOT WATER SYSTEM
GB	GAS BOTTLES
EF	EXHAUST FAN 25L/trs for bathroom EXHAUST FAN 40L/trs for laundry/kitchen
FW	FLOOR WASTE
TAP	EXTERNAL GARDEN TAP
GP	EXTERNAL GAS POINT
DP	90mm UPVC DOWN PIPE
TRH	TOILET ROLL HOLDER
TR	TOWEL RAIL
HTH	HAND TOWEL HOLDER
SH	SHELVES
SHH	SHOWER HEAD
CSH	CEILING SHOWER HEAD

EXAMPLE: 1518 = 1500 HIGH x 1800 WIDE



AREAS

LIVING	141.60 m ²
GARAGE	39.22 m ²
PATIO	24.00 m ²
PORCH	5.00 m ²
TOTAL	209.82 m ²



1 FLOOR PLAN
1 : 100 AT A3 SHEET SIZE

800	600	200	1900	70	1530	70	4830	300	600
800	300	1500	70	930	1530	1160	70	3000	300
800	300	1500	1000	1000	1530	1160	930	1235	1895
800	300	200	3500	70	1160	1160	1930	70	1600
800	600	200	2900	70	1160	1160	3000	300	600
800	600	200	3900	70	2800	2800	4900	600	600
800	600	200	2800	70	2800	2800	3200	600	600

CEILING HT	2800
FRONT DOOR HEIGHT	2040
INTERNAL DOOR HEIGHT	2040
DOOR STOPS	HIGH
TOILETS	STANDARD
WASTE MAIN SHOWER	-
WASTE ENSUITE SHOWER	-
REMAINING WASTES	-
SOLAR	-
TESLA	-
GAS BOTTLES	NO
HOT WATER	ELECTRIC
COOKTOP	-
CLOTHESLINE SIZE	-
GREEN BOY SIDE	-
TILES TO CEILING MAIN	-
TILES TO CEILING ENSUITE	-

FOR CONSTRUCTION

NOTES:
THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT. COMPLY WITH ALL RELEVANT AUTHORITY REG. & B.S.A. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS - DO NOT SCALE DRAWING. VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

PROJECT ISSUE & DESCRIPTION
A-A & CONSTRUCTION 13-11-2020

Development Approval
Decision Notice No
103881
Devcert
Development Approval for Building Work is granted under the Building Act 1975, subject to conditions of Decision Notice.

CB DESIGNS
BUILDING DESIGN & DRAFTING
ABR 112 637 297
Licence No. 1972288
66 Baywater Road, Hyde Park QLD 4812
PO Box 4257, Vincent QLD 4814
Tel: (07) 4778 4199

CLIENT:

BUILDER:
Jazz Homes Pty Ltd

DATE:	13/11/2020 9:20:36 AM	JOB NO.	20-323
DRAWN:	MM		
SCALE:	1 : 100		
SHEET No.	7	CLIENT JOB NO.	