

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
07 4772 2022
0459 528 095
stephanie.turnbull@tsvharcourts.com.au

<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, Ch) 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, 6mm 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 600 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, 6mm 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.

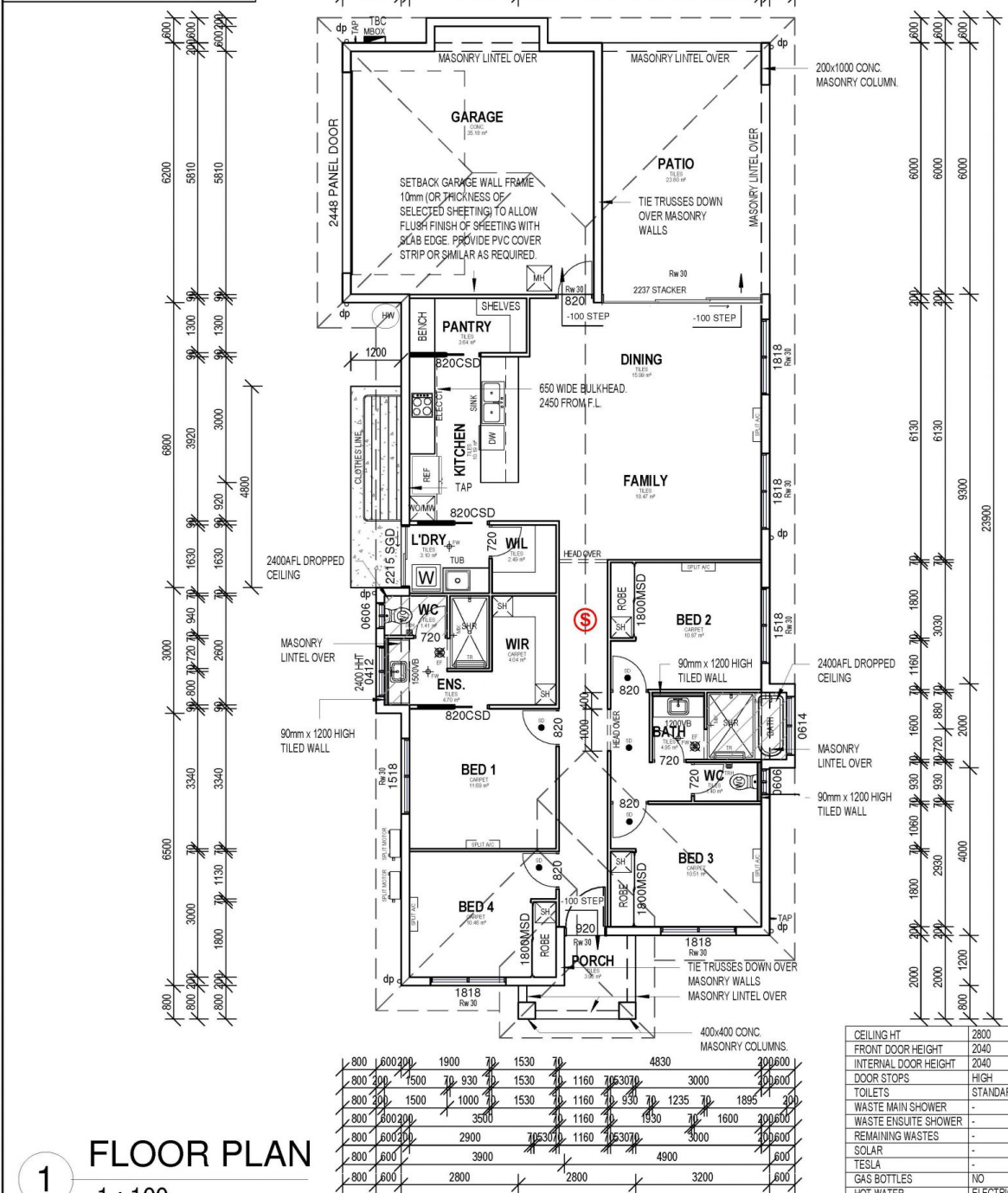
Smoke Alarm

LEGEND

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

ELEVATION KEY
3
4
2
1

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

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-BA & CONSTRUCTION-13-11-2020

Development Approval
Decision Notice No
103881
Devcert
Development Approval for Building Work
is granted under the Building Act 1974
subject to conditions of Decision Notice.

CB DESIGNS
BUILDING DESIGN & DRAFTING
ABR 112 837 297
Licence No. 1072288
66 Baywater Road, Hyde Park QLD 4812
PO Box 4257, Vincent QLD 4814
Tel: (07) 4778 4199

CLIENT:

BUILDER:
JOZZ HOMES Pty Ltd
DATE: 13/11/2020 9:20:36 AM
DRAWN: MM
SCALE: 1 : 100
SHEET No: 7
JOB NO: 20-323
CLIENT JOB NO: