



SPRING CREEK QLD 4361

Finish it YOUR Way!

A project ready for completion, this dream barn-style home invites you to create your ideal interior. Built with a local Lockyer Shed kit, it includes approved A1 slab, footings, and first-stage in-slab plumbing. The design offers a 14m x 10m lower level, 6m x 10m upper level, plus a spacious 6m x 4m balcony. Included are a second-hand kitchen, internal doors, and timber to complete the internal framing. Set on 5 fully fenced acres with 3-phase power, tank water, shed, 20 foot shipping container, 2 old caravans for storage purposes, and fruit trees. Peaceful and private location just 15 mins to Gatton, 40 mins to Toowoomba, and just over an hour to Brisbane CBD.

** Photos have been enhanced, Grass and lighting.

- Land Area 4.9 acres

TYPE: For Sale

INTERNET ID: 97P2103

SALE DETAILS

Offers Above \$655,000

CONTACT DETAILS

**Elders Real Estate -
Laidley**

101 Patrick Street
Laidley, QLD
07 5465 1800

Dannina Penson
0401 076 220





THE BUILDER IS TO CONFIRM ALL DIMENSIONS, DETAIL AND SPECIFICATIONS ON-SITE BEFORE COMMENCEMENT OF WORK. PRESENTED TO THE APPLICABLE STANDARDS. APPLICATIONS MUST BE MADE TO THE RELEVANT AUTHORITIES PRIOR TO CONSTRUCTION.

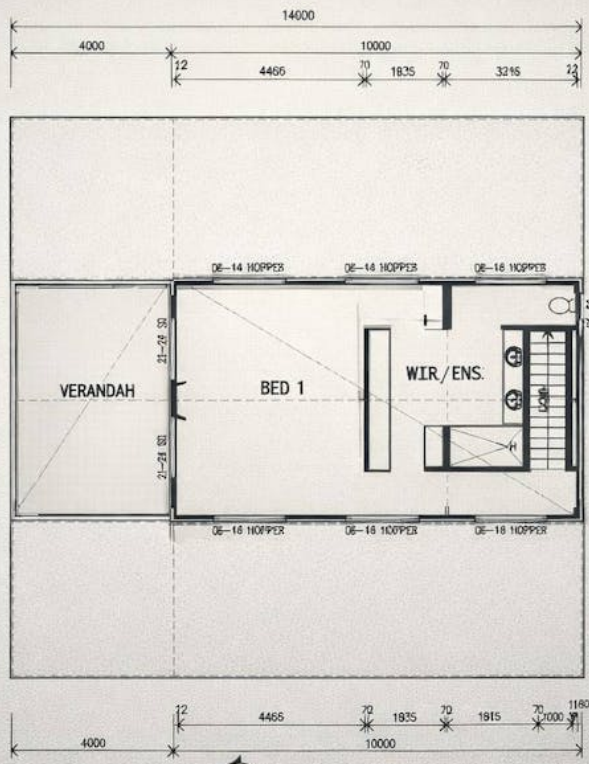
WHERE AN AUSTRALIAN OF PREFERRED MATERIALS IS SPECIFIED THE BUILDER SHALL BE RESPONSIBLE TO THE APPLICABLE STANDARDS. SET-OUT PRIOR TO CONSTRUCTION.



BA# 00025964
16 May 2023

In accordance with Building
DECISION NOTICE & CONDITIONS

AAA Building Consultants (07) 49831 911

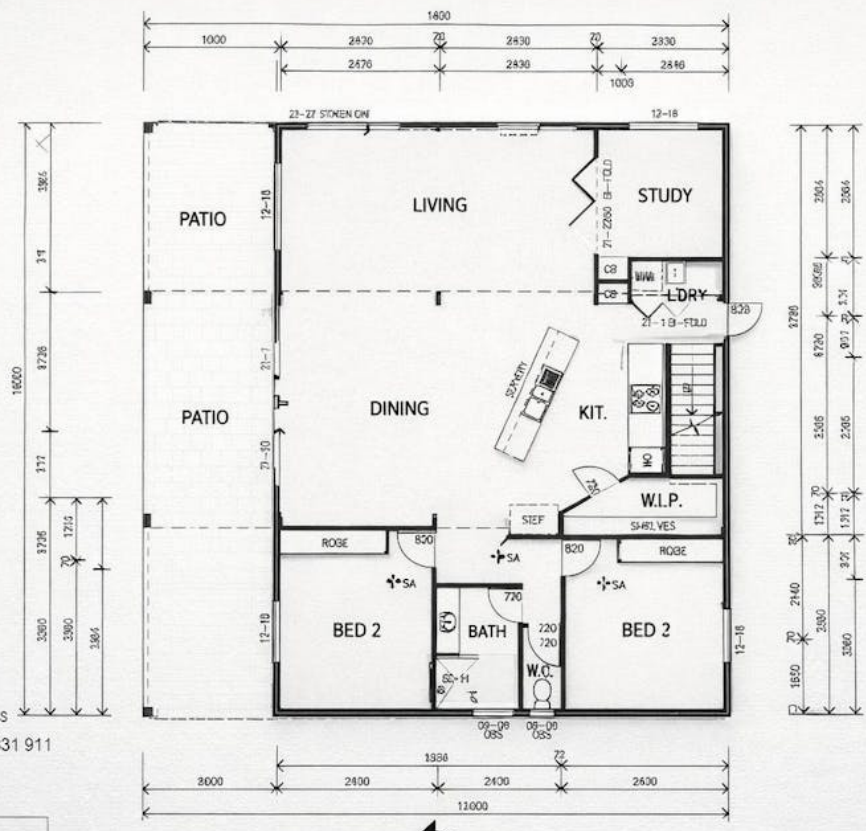


- LEGEND:**
- 1 EP - CORN PIPE
 - SA - SMOKE ALARMS TO COMPLY WITH AS/NZS 3691, ECA & I.O. OLD. REGULATIONS & ARE TO BE INTERCONNECTED & PHOTOELECTRIC.
 - S - INTERCONNECTED & PHOTOELECTRIC.
 - FL - SIDE LIGHTS
 - GL - GLED GLASS
 - SO - DOUBLE HUNG
 - SD - SLIDING DOOR
 - CSD - CANTY SLIDING DOOR
 - OW - OVER
 - TD - TOP CLIPBOARD
 - OW - OSMOSIS
 - REF - REFRIGERATOR
 - FR - FREEZER
 - WM - WASHING MACHINE
 - WV - WOOD VAS
 - MR - MICROVAVE
 - WC - WATER CLOSET
 - MIN. COOP. CEILING
 - FR - FAN
 - I - PROVIDE ARTIFICIAL LIGHTING & VENTILATION
 - ML - COMPLIANCE WITH
 - ML - HIGH RISK PART SECT.
 - ☒ - FINISH EMISSION PART 3.3.3.3.

UPPER LEVEL FLOOR PLAN

SCALE 1:100 (A0) (A3)	SCALE 1:1 - 0.2:0.3
DATE: 19/05/2023	
D:\Projects\00025964\00025964.dwg	
DUALINK ENGINEERS	AA Building Design/Latent

- REFER NCC PARTS IS FOR BOUNDARY DISTANCES.
- NCC PART 3.5.2.5 FOR BARRIER DISCONTINUOUS RISE.
- AND INST. DOCUMENTS, 0885 NCC PARTS OF ENERGY ON SEEMALL LOT ORES PARTS 1.13
- OVERRY DEFERS M.L. COELLERS AN COORRANABH.



- LEGEND**
- TP - URN
 - DD - MOR COOMS. TO BELMWOGLATOR
 - CSO - NCA & CLD. BLD.
 - SUGEL RICHTRIEB. WANNZ TO E FERNING DOOR.
 - CV - RITREMMELTET & ROTOLECTIOG.
 - FD - COPPELE HLAJSS
 - BH - SECEES SHAWTWO MACHIES
 - SI - EDEE - Weer BOAR
 - WW - W.F.C - Weer CLOSET
 - CREMBS S.A.4.
 - LAMINRY CLOSET
 - W - MADONNARE CUREBOARD
 - T - W.F. COORBOARD
 - CVS - DOCEE
 - LUNT CLISEE
 - W.F.C.
 - WATER RENEB
 - WATER GOOJ Bounb
 - DOCEE
- AREAS**
- PATIO - 18.00ch.
 - Patio - Base - 18.00ch.
 - Living space - 58.00ch.
 - Parth area - 58.00ch.
 - Upper level house - 07.00ch.
 - Covered areas - 02.00ch.
 - Overall area - 07.00ch.

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NOT BY LOOKING DRAMS IN STINE DESIGNS TO E
 RESP. BY CONSTRUCTION IN LOWER NEST PLANS BY DESIGN
 TO BORS DOCUMENTATION WIR PLANS

LOWER LEVEL FLOOR PLAN

RMVSION	Living space
SHEET HAS 102	94
SEF. CURE	18.284
CALLE	18.000
ENCLOSURE	
SECTORS	30.000
Decorations	J22064-02
Decorations	