

2 Carnoustie Court Worrolong SA

4 2 3

The striking brick facade of this 5-year-old Empak home will sure impress! The property is immaculately presented and styled with design and class. Features include 2.7-meter ceilings and square set ceilings that add to the wow factor.

Set on the high side of the road on a generous 933 sqm allotment (approx), this family home offers a blend of luxury and functionality, making it an ideal space for relaxation and entertaining.

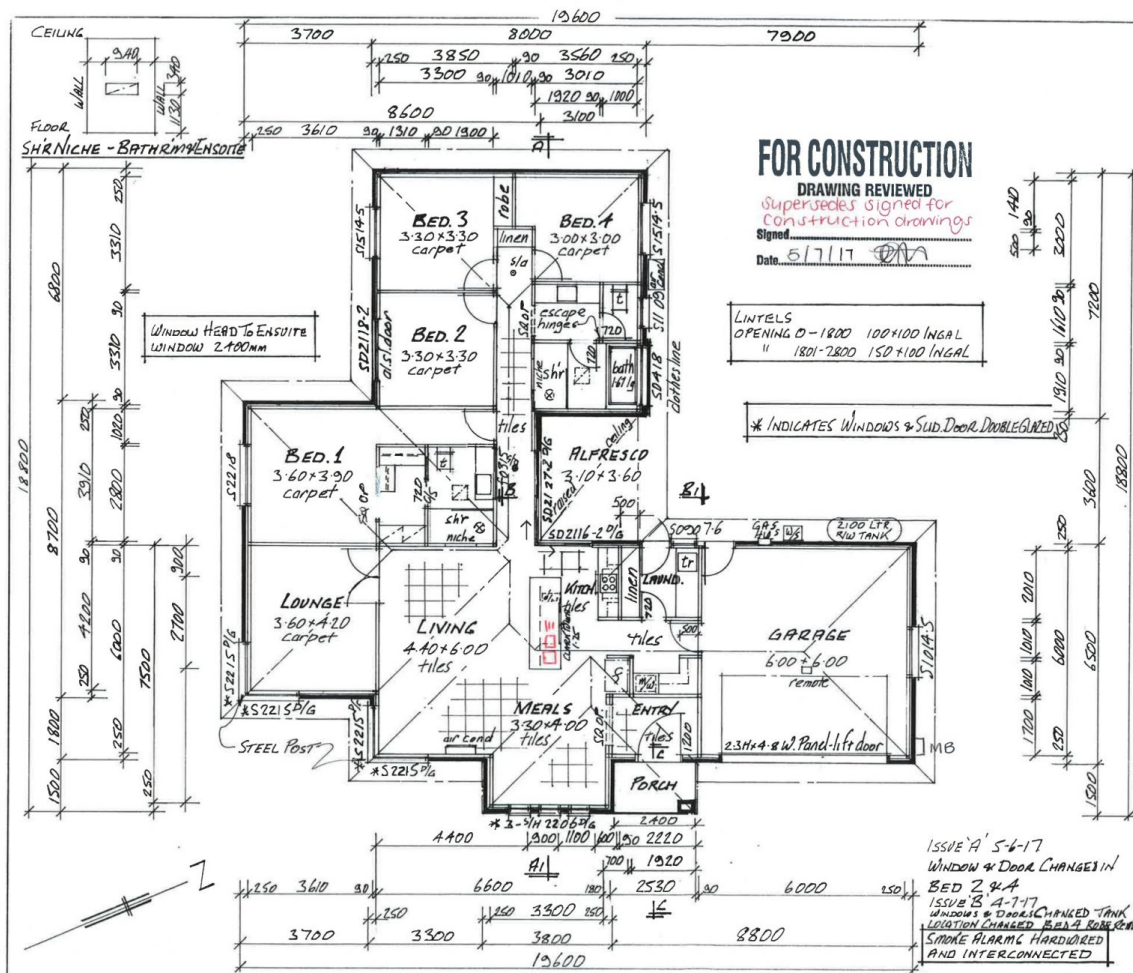
You won't be short on space with multiple living and entertaining zones. Keep the kids entertained in the media room, while you're hosting family and friends in the open-plan kitchen, dining, and living area. Featuring large floor tiles for convenient cleaning, perfect for that family living, and large double-glazed windows and boutique sliding corner doors for an abundance of natural light.

Land Size : 933 sqm

View : <http://www.malseeds.com.au/sale/sa/south-east/worrolong/residential/house/7696736>



Wendy Flint
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FIRE RISK AREA - GENERAL	
ENERGY EFFICIENCY REQUIREMENTS	
BUILDING FABRIC	ADDED INSULATION
ROOF: PITCHED STEEL SHEET	R4 TO CEILING
WALLS: BRICK VENEER	R6 + 2-SIDED FOR R1.0
FLOOR: SLAB ON GROUND	R6
EXTERNAL GLAZING REFER FIRST RATE 5 REPORT SERVICES HWS SYSTEM SUPPLIED & INSTALLED IN ACCORDANCE WITH CLAUSE 3.38 OF AS/NZS3500.5 INCLUDING R0.6 INSULATION TO EXTERNAL HOT WATER PIPES AIR CONDITIONING DUCTING - ENERGY SMART FLEXIBLE DUCT R1.5 BUILDING SEALING CORNTHAN ENVELO-SEAL DOOR SYSTEMS TO EXTERNAL HINGED DOORS AIR MOVEMENT ALL HABITABLE ROOMS HAVE VENTILATION AREAS >5% OTHER SERVICES EXHAUST FANS FITTED WITH SELF-CLOSING DAMPERS ARTIFICIAL LIGHTING TO COMPLY WITH 3.12.5.5 OF VOL. 2 NCC LINING MUST NOT EXCEED 50W/M ² ALFRESCO " " " 40W/M ² GARAGE " " " 30W/M ² PERIMETER OF BUILDING NO LESS THAN 40 LUMENS PER WATT	
FLOOR PLAN	
AREA	
LIVING	175.9
GARAGE	40.6
ALFRESCO	11.2
PORCH	3.6
TOTAL	231.3 M ²
LOCATION LOT 63 ENR CARNDUSTIE CRT 4 BIRKDALE COURT ATTAMURRA HEIGHTS MOUNT GAMBIER	
BUILDER EMPAC HOMES	
conroe design 1/125 North Tce Mount Gambier phone 0407247494	
DRAWN: N.E.	DWG. NO.
DATE	2828/5
SCALE 1:100	SHEET 1 OF 6