



2 Carnoustie Court Worrolong SA

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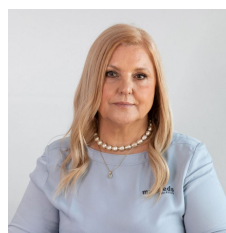
The striking brick facade of this 5-year-old Empak home will surely impress! The property is immaculately presented and styled with design and class. Features include 2.7-meter ceilings and square set ceilings that add to the wow factor.

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.

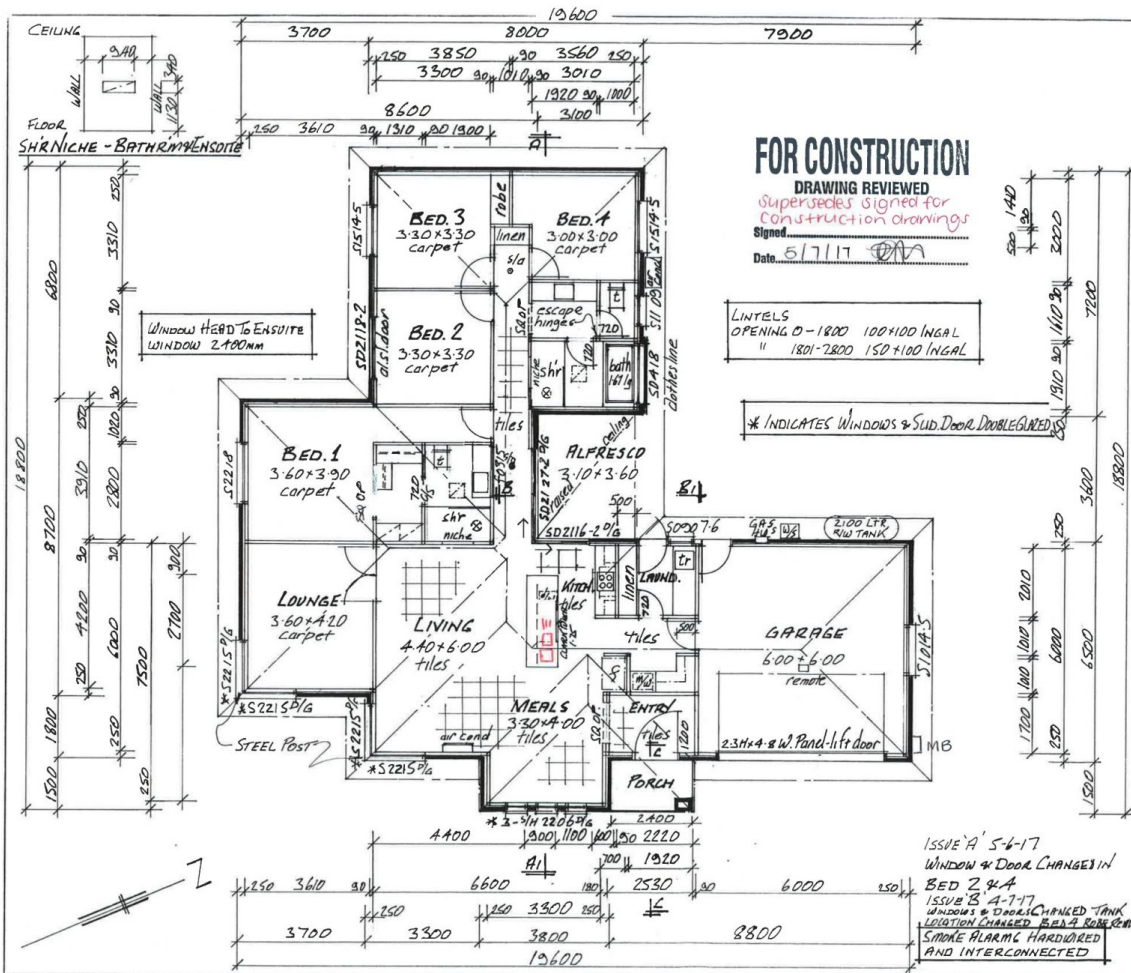
You won't be short on space with multiple living and entertaining zones. Keep the kids entertained in the media room, while you're hosting family and friends in the open-plan kitchen, dining, and living area. Featuring large floor tiles for convenient cleaning, perfect for that family living, and large 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
08 8724 9999



FOR CONSTRUCTION
DRAWING REVIEWED
 Superstacks signed for
 Construction drawings
 Signed: [Signature]
 Date: 5/7/17

LINTELS
 OPENING 0-1800 100x100 IN GAL
 " 1801-2800 150x100 IN GAL

* INDICATES WINDOWS & SUID. DOOR DOUBLE GLAZED

ISSUE 'A' 5-6-17
 WINDOW & DOOR CHANGES IN
 BED 2 & 4
 ISSUE 'B' 4-7-17
 WINDOWS & DRAIN CAPPED TANK
 LOCATION CHANGED BED 4 BONE RAIN
 SMOKE ALARMS HARDWIRED
 AND INTERCONNECTED

FIRE RISK AREA - GENERAL	
ENERGY EFFICIENCY REQUIREMENTS	
BUILDING FABRIC	ADDED INSULATION
ROOF RICHED STEEL SHEET	R 4 TO CEILING
WALLS BRICK VENEER	R 2 + 2 SIDED FOAM R.I.0
FLOOR SLAB ON GROUND	R 1
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 CORINTHIAN ENVIRO-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 OF VDI 2162	
LIVING MUST NOT EXCEED 5 W/M ²	
ALFRESCO " " " 4 W/M ²	
GARAGE " " " 3 W/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 M²
LOCATION LOT 63 CNR CARNDUSTIE CRT 4 BIRKDALE COURT ATTAMURRA HEIGHTS MOUNT GAMBIER	
BUILDER EMPAK HOMES	
conroe design 1/125 North Tce Mount Gambier phone 0407247494	
DRAWN: N.E.	DWG. NO.
DATE	2828
SCALE 1:100	SHEET 1 OF 6