

Carseldine, 43/29 Northmarque Street Park Lane - Carseldine

This beautiful Plantation Homes Built home has just been completed (with the landscaping and external work to be finished within the week).

Exuding style and comfort the home is positioned within the exclusive 'Park Lane' development just off Cowie Road in Carseldine.

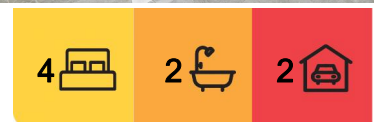
A 6.6kW Solar Power system provides the energy efficiency that you would expect from a home in 2024. Not only supporting more sustainable living it also goes a long way in reducing your power bills and providing the opportunity for you to sell power back to the grid.

Key Appointments

- 4 bedrooms, 2 bathrooms, double garage
- Brand new construction



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Lease
Please Call

View
ljhooker.com.au/260FF39

Contact
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pm1@ljh-kallangur.com.au
Kirsten Kopittke
0437 047 253
kkopittke@ljh-kallangur.com.au

LJ Hooker Kallangur | Murrumba Downs
(07) 3204 4666

- Ducted reverse cycle air conditioning
- High ceilings
- Quality fixtures and fittings
- Separate living areas
- Amazing master bedroom retreat

Ducted air conditioning throughout the home for your year round comfort.

Central living zone in the heart of the home makes coming together as a family a breeze. This area with the kitchen, dining and lounge has access out to the patio and yard. A second separate media/lounge room is positioned at the front of the home.

The kitchen is sure to impress the masterchef of the household with fantastic storage, stone bench tops, gas cook top, electric oven and an absolutely delicious walk in pantry at the end of the kitchen. There is even a dishwasher to help with the post feast clean up!

Stunning stone bench tops feature throughout the kitchen and bathrooms.

This home was designed with comfort at the forefront. Extra space has been allocated to storage in multiple areas of the home plus there is a separate laundry room offering even more storage solutions.

The master bedroom is positioned at the rear of the home and has the space that you would expect of a master suite. Well appointed walk in wardrobe/dressing area and large ensuite with double vanity also service the main bedroom!

Bedrooms two, three and four all have built in wardrobes.

The backyard is fully fenced and low maintenance. A great space to entertain or sit back and read your favorite book.

Surrounded by quality homes with great amenities close by 43/29 Norhmarque Street Carseldine is positioned in a central convenient location and should be top of your inspection list.

Water Charges Apply

Disclaimer:

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*** INSPECTIONS are a MUST before applications can be submitted ***

To arrange an inspection please click on the register to inspect tab or book inspection tab, this will then prompt you thorough to show inspection times or email you a link to arrange inspections. Should times not be available you will be notified as soon as more times are released or inspections become available again.

We accept RTA Form 22 application forms and applications from 2 Apply only.

Applications from other platforms (1form, Ignite, Snug etc) are not accepted or monitored.

Once you've registered for an inspection or inspected, you'll receive an email with links to both of the above application forms.



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More About this Property

Property ID	260FF39
Property Type	House
Including	Ensuite Air Conditioning Ducted Cooling Ducted Heating Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

Jasmine Rogers

Property Investment Manager | pm1@ljh-kallangur.com.au

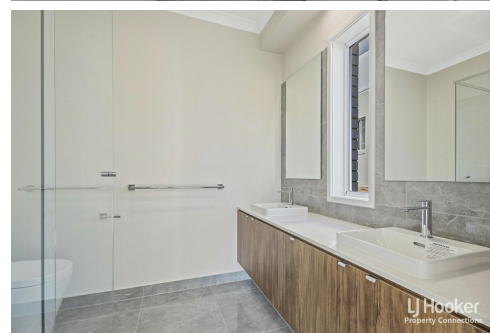
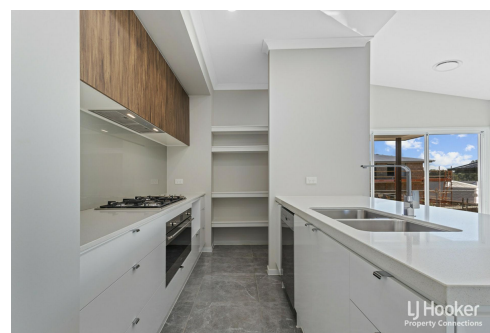
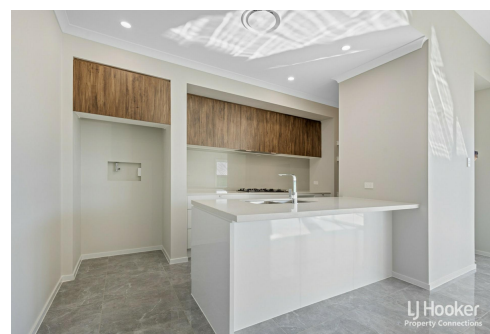
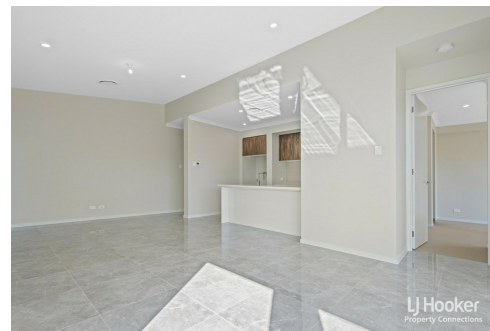
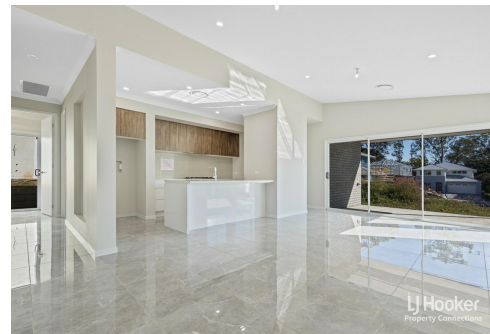
Kirsten Kopittke 0437 047 253

Business Development Manager | kkopittke@ljh-kallangur.com.au

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1427 Anzac Avenue, KALLANGUR QLD 4503

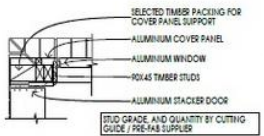
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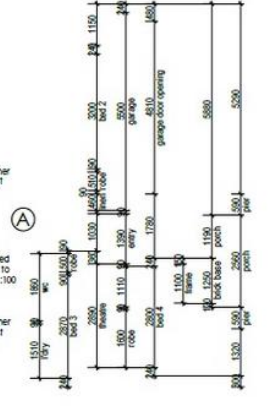
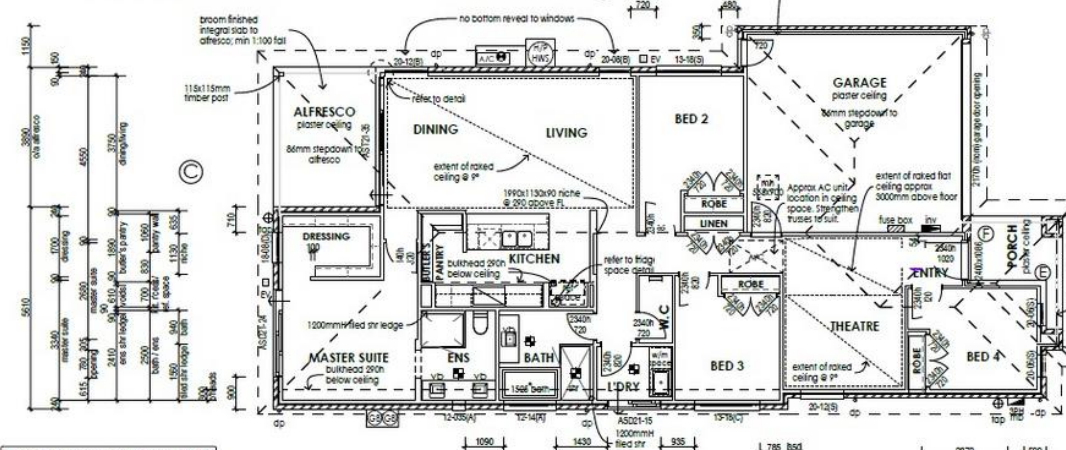
WIN_EC004 | TYPICAL METAL COVER PANEL | STEGBAR ALUMINIUM | STACKER DOOR | WINDOW

WINDOW HEAD HEIGHT SCHEDULE

CODE	DESCRIPTION	HEIGHT (mm)
A	MINIMUM WINDOW HEAD HEIGHT TO BE MAINTAINED FROM GARAGE FLOOR LEVEL	2000
B	MINIMUM WINDOW HEAD HEIGHT TO BE MAINTAINED FROM GARAGE FLOOR LEVEL	2000
C	MINIMUM WINDOW HEAD HEIGHT TO BE MAINTAINED FROM GARAGE FLOOR LEVEL	2000
D	MINIMUM WINDOW HEAD HEIGHT TO BE MAINTAINED FROM GARAGE FLOOR LEVEL	2000
E	MINIMUM WINDOW HEAD HEIGHT TO BE MAINTAINED FROM GARAGE FLOOR LEVEL	2000
F	MINIMUM WINDOW HEAD HEIGHT TO BE MAINTAINED FROM GARAGE FLOOR LEVEL	2000
G	MINIMUM WINDOW HEAD HEIGHT TO BE MAINTAINED FROM GARAGE FLOOR LEVEL	2000
H	MINIMUM WINDOW HEAD HEIGHT TO BE MAINTAINED FROM GARAGE FLOOR LEVEL	2000
I	MINIMUM WINDOW HEAD HEIGHT TO BE MAINTAINED FROM GARAGE FLOOR LEVEL	2000

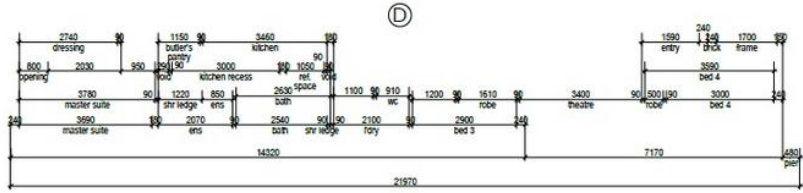
REMOVE SLIDE 300mm OFF BACK WALL ADJACENT TO OVERHEAD CUPBOARDS & ALL SHEDDING IN THE HOUSE TO ALLOW FOR SIDE FLOORING

FINAL DRAWINGS
 CHECKED BY: MV
 CHECKED TO: PTY 1.2
 DATE: 20/02/23



ENERGY EFFICIENCY TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA
 WALL INSULATION (VAPORWRAP) TO EXTERNAL TIMBER FRAMED WALLS (NOT BETWEEN HOUSE & GARAGE).
 PROVIDE R1.5 WALL INSULATION BATT TO EXTERNAL WALLS.
 PROVIDE R2.5 CEILING INSULATION BATT TO HOUSE GARAGE.
 ASSUMES MEDIUM COLOURS & DRAPES BY OWNER AFTER HANDOVER.

RAILHEADS 200mm BELOW CEILING UNLESS NOTED OTHERWISE.



LEGEND

	DIRECT WIRED SMOKE ALARM		FLOOR WASTE (ROUND)
	SMOKE DETECTOR		WASTE OVERFLOW OUTLET
	CLEAN AIR CONNECTED TO LIGHT SWITCH		FLOOR WASTE (SQUARE)
	OPENING IN WALL FOR PLUMBING		WASTE OVERFLOW OUTLET (SQUARE)
	OPENING IN FLOOR FOR PLUMBING		FLOOR WASTE (RECTANGULAR)
	TOP GARDEN TAP		MANHOLE 700x300
	TV SPLIT VENT		WATER BOX
	EV CHARGE VENT		GAS METER
	FRIDGE VENT		INVERTER PV CELL
	RECESSED LIGHT		WATER BOX
	RECESSED LIGHT (DETAIL)		A/C DUCTWORK
	CAPED WASTE POINT		ROOF VENT
	CAPED GAS POINT		GAS BOTTLES

HENLEY ARCH'PL
 ALL RIGHTS RESERVED. THIS SET OF DRAWINGS IS COPYRIGHT. ANY REUSE OR REPRODUCTION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF HENLEY ARCHITECTS IS STRICTLY PROHIBITED.
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AREA	GROUND FLOOR PLAN	2A	RH	SUMMIT 22
GROUND FLOOR	135.4	135.4	135.4	135.4
ALFRESCO	11.0	11.0	11.0	11.0
PORCH	5.3	5.3	5.3	5.3
GARAGE	35.9	35.9	35.9	35.9
TOTAL	187.6	187.6	187.6	187.6

CLIENT	2A	RH	SUMMIT 22
Campbell	135.4	135.4	135.4
DATE: 20/02/23	135.4	135.4	135.4

*NO STUD ZONE BEHIND VANITIES TO SUE PLUMBING.
 *WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
 *ALL BRICK DIMENSIONS ARE NOMINAL.
 *ALL DOOR LEAFS TO BE 2040 MM HIGH, UNLESS NOMINATED OTHERWISE.
 *PROVIDE MECHANICAL RESTRICTION TO UPPER FLOOR WINDOW AS PER THE NCC.
 *GAS BOTTLES BY OWNER, 1M MIN. FROM OPENINGS & DRAINS, 3.0M MIN. FROM SOURCE OF IGNITION (EXCEPT CHIMNEY ONLY).
 *WATERPROOFING TO BE IN ACCORDANCE WITH AS 3540.

BY: FS | ISSUED: 04/09/2023 | REV: E

PLANTATION HOMES
 A DIVISION OF HENLEY PROPERTIES (QNS) PTY LTD
 303A PACIFIC HIGHWAY 1, SPRINGWOOD
 QLD 4127, AUSTRALIA | PH: 07 3204 4666



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