



DANDELION

3 2.5 1+

Introducing the Dandelion, a stunning two level architect designed townhome located just a short drive to the beautiful Sunshine Coast beaches. The open plan kitchen, dining and living rooms open out onto the large Sala area making entertaining a delight. Upstairs the main bedroom offers ultimate privacy with a walk-in-robe, ensuite and air-conditioning. On the other side of the house the other two bedrooms share a main bathroom with built-in-robos. With an area of storage underneath the stairs and a lock up car garage with an additional car space this home makes it all too easy.



DANDELION



Design Features

- ▶ Stylish architect designed townhome
- ▶ Open plan kitchen, living and dining area
- ▶ Stylish kitchen with Omega stainless steel appliances
- ▶ Smartstone kitchen benchtops
- ▶ Air-conditioned living area and main bedroom
- ▶ Remote single lock-up garage with additional car space
- ▶ Timber frame durability
- ▶ 6 Star energy rating

Area

Ground Floor (excluding car accom) 57.4m²

First Floor 79.0m²

Total (living area) 136.5m²

Car Accom 22.2m²

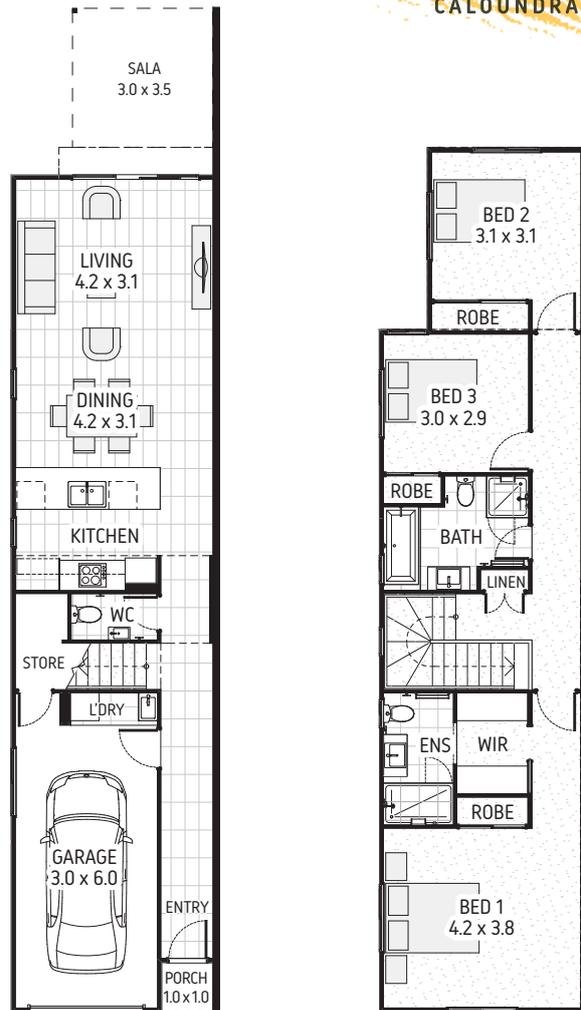
Sala 11.0m²

Porch 1.1m²

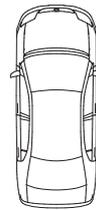
Total 171.0m²

Land Size 170.0m²

(all areas are rounded down to one decimal point)



First Floor



Ground Floor



Creekwood Sales and Information Centre

Cnr Creekwood Avenue and Hamilton Street, Meridan Plains Qld 4551

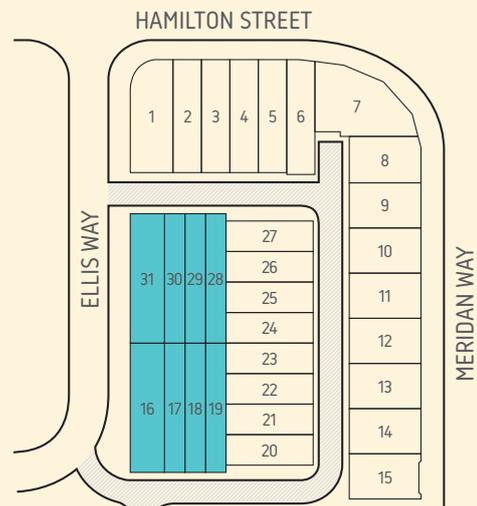
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Location Plan



FEATURES AND INCLUSIONS - STAGE 17 2B

KITCHEN FEATURES

- ▶ 20mm Smartstone benchtops
- ▶ Cupboards with chrome handles (Hafele lip handles)
- ▶ Stainless steel sink with Grohe mixer tapware
- ▶ Omega stainless steel electric multifunction oven and re-circulating rangehood
- ▶ Omega induction cooktop
- ▶ Omega integrated dishwasher

BATHROOM AND ENSUITE FEATURES

- ▶ Tiled bathrooms and ensuites (half height wall tiled)
- ▶ Showers tiled to 2100mm high
- ▶ Ceramic vanity basin
- ▶ Chrome towel rail and toilet roll holder
- ▶ Micro Framed mirror to bathroom, ensuite & powder room
- ▶ Grohe tapware in chrome

GENERAL INTERNAL INCLUSIONS

- ▶ Instantaneous electric hot water heater
- ▶ Daikin reverse cycle split system to living and to bedroom
- ▶ Satin chrome door handles
- ▶ Tiles to living, laundry and powder rooms
- ▶ Cut pile nylon Resistain® Tuscan sun carpet to stairs, first floor including bedrooms and hallways
- ▶ Ceiling fans to all bedrooms
- ▶ 3 coat paint system to interior walls
- ▶ Anticon insulation to Colorbond® roof to achieve 6 star energy rating

GENERAL EXTERNAL INCLUSIONS

- ▶ Modern external wall finish with cladding and rendered finishes
- ▶ Colorbond® Trimdek roof
- ▶ Aluminium powder coated windows and doors with key lock
- ▶ Corinthian front entry door with Gainsborough Smartcode Digital Entrance Set
- ▶ Stoddarts Panelmasta remote control garage door
- ▶ Exposed aggregate concrete finish driveway
- ▶ Letterbox bank
- ▶ Low maintenance landscaping
- ▶ Sunni 2400 fold down clothes line
- ▶ Timber fencing to side and rear boundaries
- ▶ A&L Bella screens to all opening doors and windows

SAFETY AND ELECTRICAL

- ▶ Smoke detectors (hard wired with battery back up)
- ▶ Prewire for broadband / cable TV in roof space for future connection
- ▶ TV antennae installed with TV point for free to air broadcasts
- ▶ Telephone point installed in bedroom 1 and living
- ▶ Double power points to all bedrooms

FURTHER INCLUSIONS

- ▶ Pre settlement inspection
- ▶ Pre handover house clean
- ▶ New home compendium
- ▶ 6-month maintenance warranty
- ▶ After sales customer support

INTERNAL COLOUR SCHEME

- Sandstone (Light)
- Pumice (Dark)

MASTERPLAN



Legend

- CREEKWOOD CENTRAL
- Future Development
- Sales Centre
- 1 Childrens Playground
- 2 BBQ Pavillion
- 3 Bike Paths and Walkways
- 4 Skate Park
- 5 Multit-Purpose Court
- 6 Kick-About Area
- 7 Bus Stop
- 8 Wetland
- 9 Adventure Playground (Future)

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CALOUNDRA 4551



Sunshine Coast University Hospital Precinct

Currimundi Lake

Currimundi Marketplace

Currimundi Primary School

Talara Primary School

Parklands Marketplace and Tavern

Meridan Fields

Childcare Centre

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CALOUNDRA 4551

Meridan State College

Convenience Shopping

Dicky Beach

Moffat Beach

Shelly Beach

Caloundra Golf Course

Caloundra State High School

Caloundra State School

Kings Beach

Caloundra CBD

Stockland Caloundra Shopping Centre

Caloundra Christian College

Caloundra Aerodrome

Caloundra Hospital

Bribie Island