

THE COASTAL

LOCATION: 22 COSTAL AVE, BEERWAH, QUEENSLAND 4519

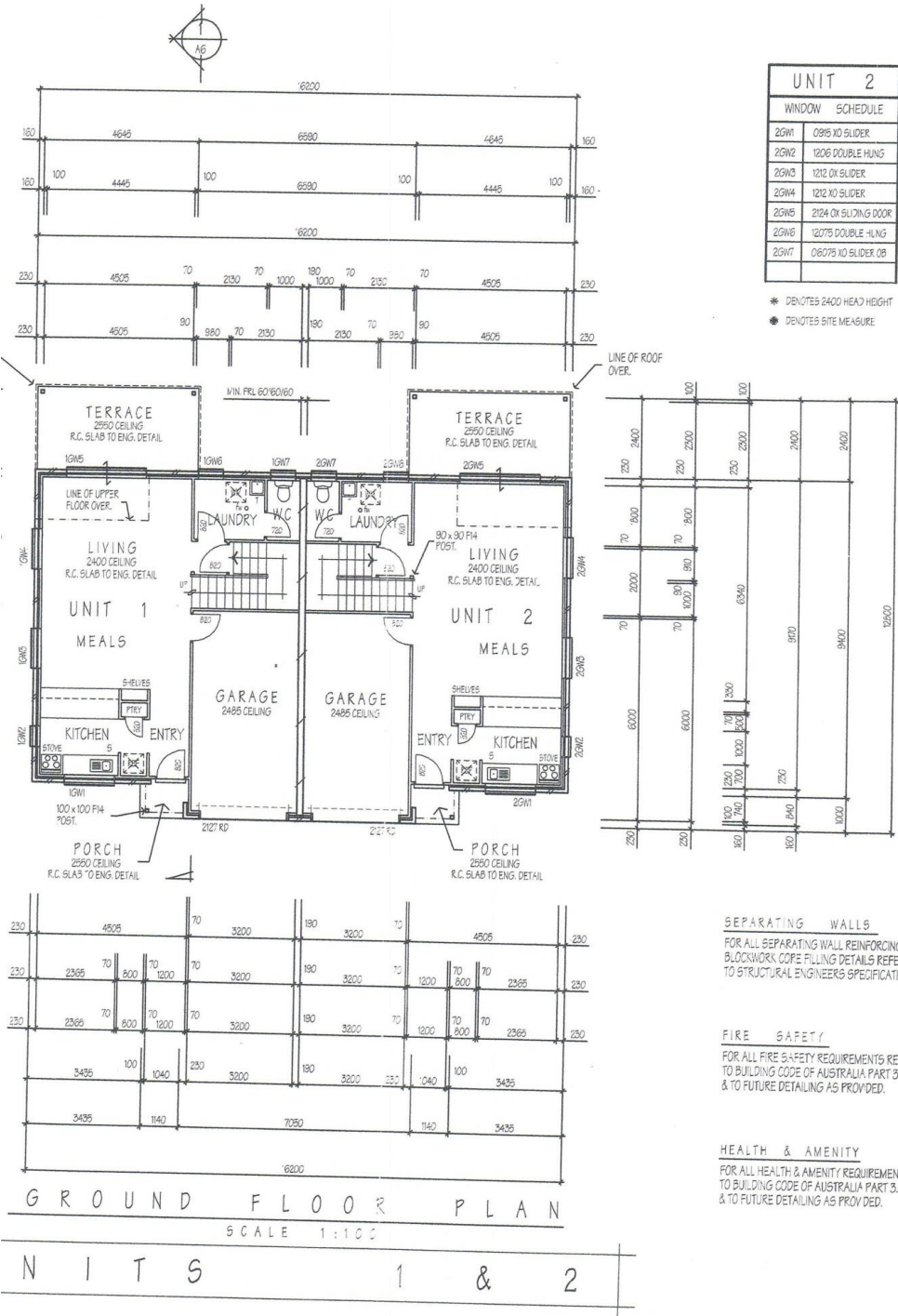
New spacious 12 residential size townhouses, Beerwah the home of Australia Zoo. Sea Vista Developments **New Release** of Luxury Townhouses can't get a better location, right in town and no roads to cross to get to major shopping centre.

- Uncrowded landscaped site
- Central Beerwah
- Private "Green" Setting
- Spacious 3 big bedrooms with ensuite off main
- Generous living opens to courtyard
- Construction on track for completion August 2011
- Suit owner occupier or Investor
- Price from low \$300,000



<http://www.seavista.net.au>

FLOOR PLANS

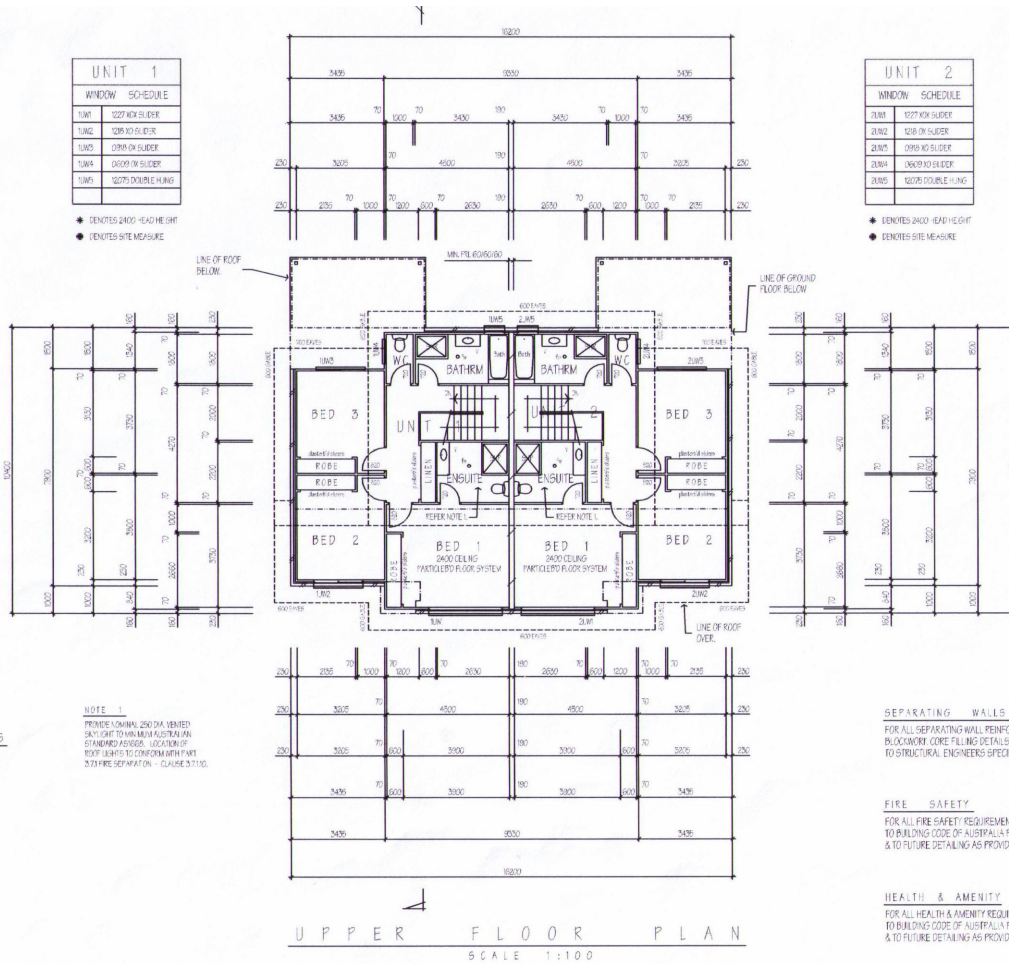


UNIT 1	
WINDOW	SCHEDULE
1.180	1227 W/S GLIDER
1.182	1218 W/S GLIDER
1.183	1219 W/S GLIDER
1.184	1220 W/S GLIDER
1.185	1227 DOUBLE HUNG

- DENOTES 2400 HEAD HEIGHT
- DENOTES SITE MEASURE

UNIT 2	
WINDOW	SCHEDULE
2.180	1227 W/S GLIDER
2.182	1218 W/S GLIDER
2.183	1219 W/S GLIDER
2.184	1220 W/S GLIDER
2.185	1227 DOUBLE HUNG

- DENOTES 2400 HEAD HEIGHT
- DENOTES SITE MEASURE



NOTE 1
PRINTED ON 1250 DIA VENTED
SKYLIGHT TO MAXIMUM AUSTRALIAN
STANDARD 4500mm. LOCATION OF
ROOF LIGHTS TO CORRESPOND WITH
3.7.7 FIRE SEPARATION - CLAUSE 3.7.10.

SEPARATING WALLS
FOR ALL SEPARATING WALL REINFORCED
BLOCKWORK CORE FILLING DETAILS SEE
TO STRUCTURAL ENGINEERS SPECIFICATION

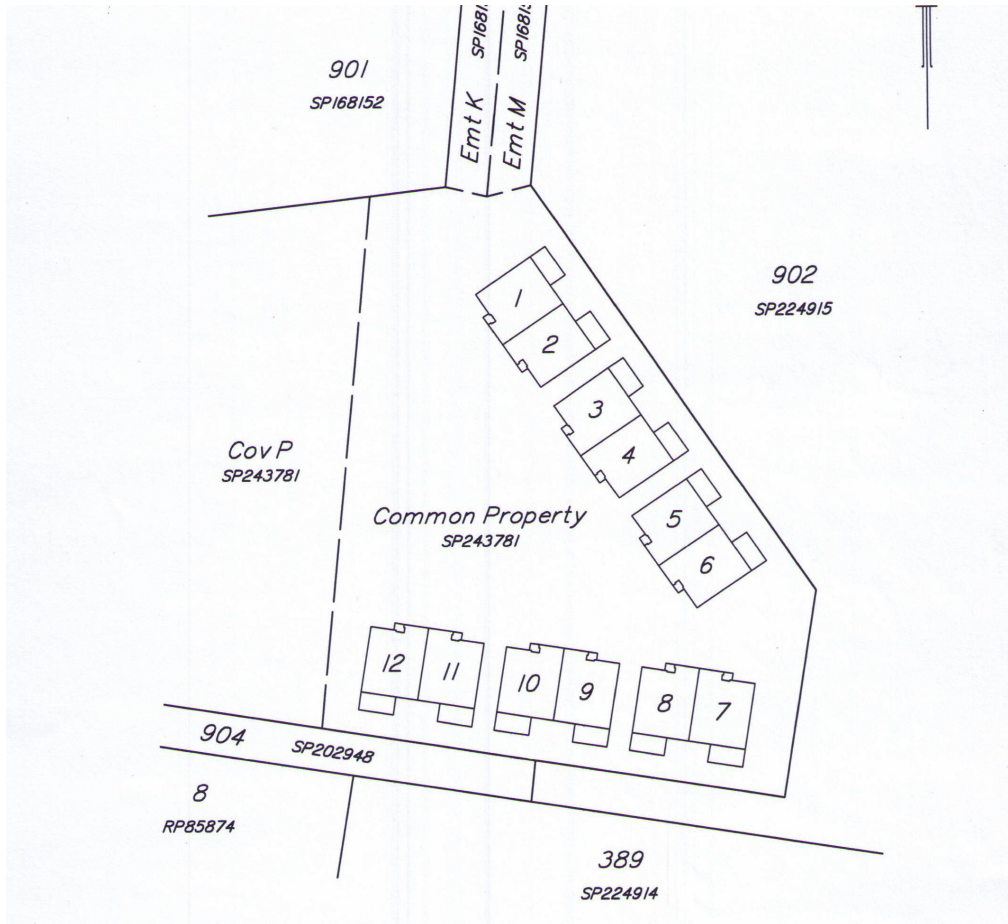
FIRE SAFETY
FOR ALL FIRE SAFETY REQUIREMENTS
TO BUILDING CODE OF AUSTRALIA PART
& TO FUTURE DETAILING AS PROVIDED.

HEALTH & AMENITY
FOR ALL HEALTH & AMENITY REQUIREMENTS
TO BUILDING CODE OF AUSTRALIA PART
& TO FUTURE DETAILING AS PROVIDED.

UPPER FLOOR PLAN
SCALE 1:100

UNIT 1 & 2

SITE PLAN



INCLUSION LIST

THE COASTAL

22&23 Coastal Avenue, Beerwah, QLD 4519

New Modern Townhouses Close To: Shops / School / Train Station

3 Bedrooms + Single Garage

Specifications

EXTERNAL

- * Lockup Garage
- * Private Courtyard & Balcony
- * Clothes Line-Para Line
- * Turf & Landscaping (as per plan)
- * Cement render & Brickwork (where indicated on plan)
- * Color bond fascia & guttering
- * Fly screens to all windows (excluding Garage)
- * Letter Box
- * TV Antenna

PAINT

- * Wall- Two coats of washable low sheen
- * Ceiling – Two coats of washable sheen

KITCHEN

- * Laminated kitchen cupboards with Laminated rolled bench top
- * Builder selected stainless steel under Bench oven and cook top
- * Builder selected ceramic tiles
- * 1 ½ bowl stainless steel sink and Flick mixer tap

BEDROOMS

- * Carpet
- * Built in Wardrobes

BATHROOM

- * Builder selected ceramic tiles
- * Towel rail and toilet roll holder
- * Clear glass shower screen
- * Dual flush toilet suite
- * White bath
- * Builder selected polyurethane vanity
- * Wall Mirror
- * Stainless steel single bowl laundry tub

INTERNAL

- * Builder selected carpet to non-wet areas (refer to plan)
- * Builder selected light fitting (ex garage)
- * Builder selected v drapes to sliding door
- * Builder selected v drapes to windows (excluding garage)
- * Sliding door to robes (where shown)
- * Hot water system
- * Phone Point
- * Insulation as per plan
- * Termite resistant timber frames
- * Kordon termite protection
- * Alarm
- * Garage Remote
- * Ceiling Fans