

SOLD



## 16 Kuranda St, Waterford

Presenting as new, the size of this immaculate residence will surprise. Only three years young, the home is finished to a high standard with quality fittings & finishes and offers a well-devised, family friendly layout. The home is located in a quiet pocket encompassing parks and bushland a beautiful setting for families. In close proximity, you will find the highly regarded Canterbury College.

INVESTORS NOTE: We have an estimated rental return for this property of between \$420 - \$450/week.

The interior of the home portrays a warm but contemporary feel with a tasteful colour palette throughout. Featuring:

\* Four great sized bedrooms, all with built-ins. The master bedroom is cleverly positione...

4  2  2 

**Price:** Undisclosed

**View:** <https://markcoleman.com.au/5548757>

**Mark Coleman Team**

**M 0434169033**

RE/MAX Property Specialits,  
Narrabeen

**MASONRY ARTICULATION JOINTS**

- ALL CONCRETE WALLS ARE TO BE PROBED WITH...
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**CONSTRUCTION NOTES**

- ALL CONCRETE WALLS ARE TO BE PROBED WITH...
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**FLOOR PLAN LAYOUT.**



**GENERAL NOTES**

- ALL BUILDING CONSTRUCTION TO COMPLY WITH...
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**LEGEND**

- F.F. FLOOR FINISH
- R.F. RADIUM PROTECTIVE FINISH
- W.F. WALL FINISH
- M.F. MORTAR FINISH
- ... (other legend items)

Item	Description	Completion Date
A	FOUNDATION	08/08/10
B	CONCRETE SLAB	10/08/10
C	CONCRETE WALLS	12/08/10
D	CONCRETE ROOF	01/09/11
E	CONCRETE FINISH	11/01/11



34 ROADING DRUGS WOODLAND WATERFORD  
 100-200 BROS. MID OCM GOSWELL  
 100-200 BROS. MID OCM GOSWELL

**MS K. DACHME**  
 LOT 311 KURANDA STREET  
 WOODLANDS - WATERFORD

**FLOOR PLAN LAYOUT**  
 Horizon 2065 CLASSIC

**Insight Design**  
 HOUSE AREA - 176.05 m<sup>2</sup>  
 PORCH AREA - 3.85 m<sup>2</sup>  
 ALFRESCO AREA - 11.40 m<sup>2</sup>  
 TOTAL AREA - 191.30 m<sup>2</sup>



**ELEVATION 1**  
 4400, 230, 1250, 870, 630, 230, 4880, 230, 870, 630, 230, 4000, 70, 3000, 70, 630, 70, 3000, 230, 4280, 230, 600, 6000, 230, 1250, 70, 4000, 70, 300, 2150, 800, 700, 1120, 70, 000, 70, 4400, 230



**ELEVATION 2**  
 4400, 230, 1250, 870, 630, 230, 4880, 230, 870, 630, 230, 4000, 70, 3000, 70, 630, 70, 3000, 230, 4280, 230, 600, 6000, 230, 1250, 70, 4000, 70, 300, 2150, 800, 700, 1120, 70, 000, 70, 4400, 230

**AREA-**  
 HOUSE AREA - 176.05 m<sup>2</sup>  
 PORCH AREA - 3.85 m<sup>2</sup>  
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 TOTAL AREA - 191.30 m<sup>2</sup>