



Disclaimer: Façade image is for illustration purposes only and may vary from final council approved plan.

DUPLEX 320 H (3+3 Brm Duplex)

3 2 1 2

FULL TURNKEY DUPLEX SINGLE CONTRACT

LOT NO: Lot 1 / 232
ESTATE: Oakdale Heights
SUBURB: Deeragun
LAND REGO: Registered
REGION: Townsville
HOUSE SIZE: 160.3m² (Each Unit)
LAND SIZE: 834m² (Total)

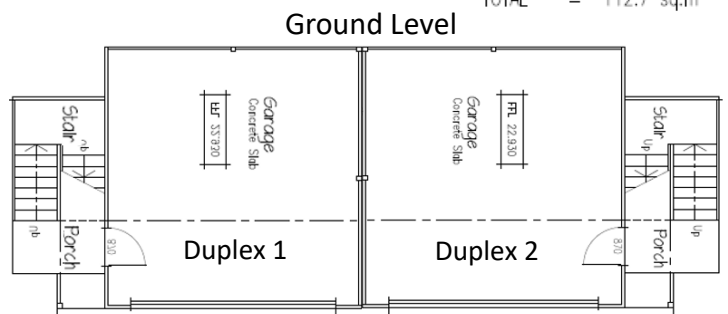
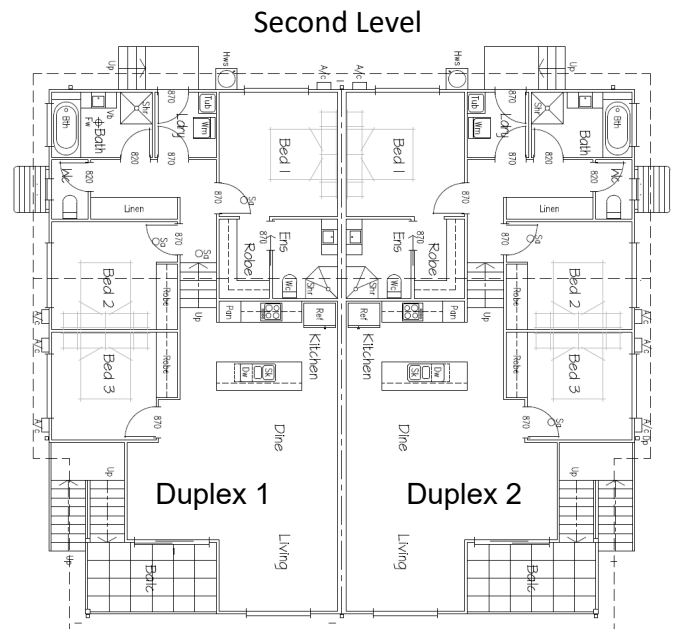
RENTAL ESTIMATE: **\$550 - \$570/wk****

PACKAGE PRICE: **\$679,900**

Design Features

- Stone benchtops to kitchen cabinetry
- Stainless steel kitchen appliances including dishwasher
- Wood Vinyl Planking throughout Living areas
- Quality carpet to all bedrooms and tiles to bathrooms
- Split system air-conditioning (in all brms & living areas)
- LED downlights to all living areas and bedrooms
- Ceiling fans in living area and all bedrooms
- Driveway, fencing x 2 yards, garden taps, and turf
- Clothesline, letterbox, antenna, flyscreens, and blinds
- Site works, council infrastructure charges, and standard construction costs and separate title included.

SITE PLAN NEXT PAGE

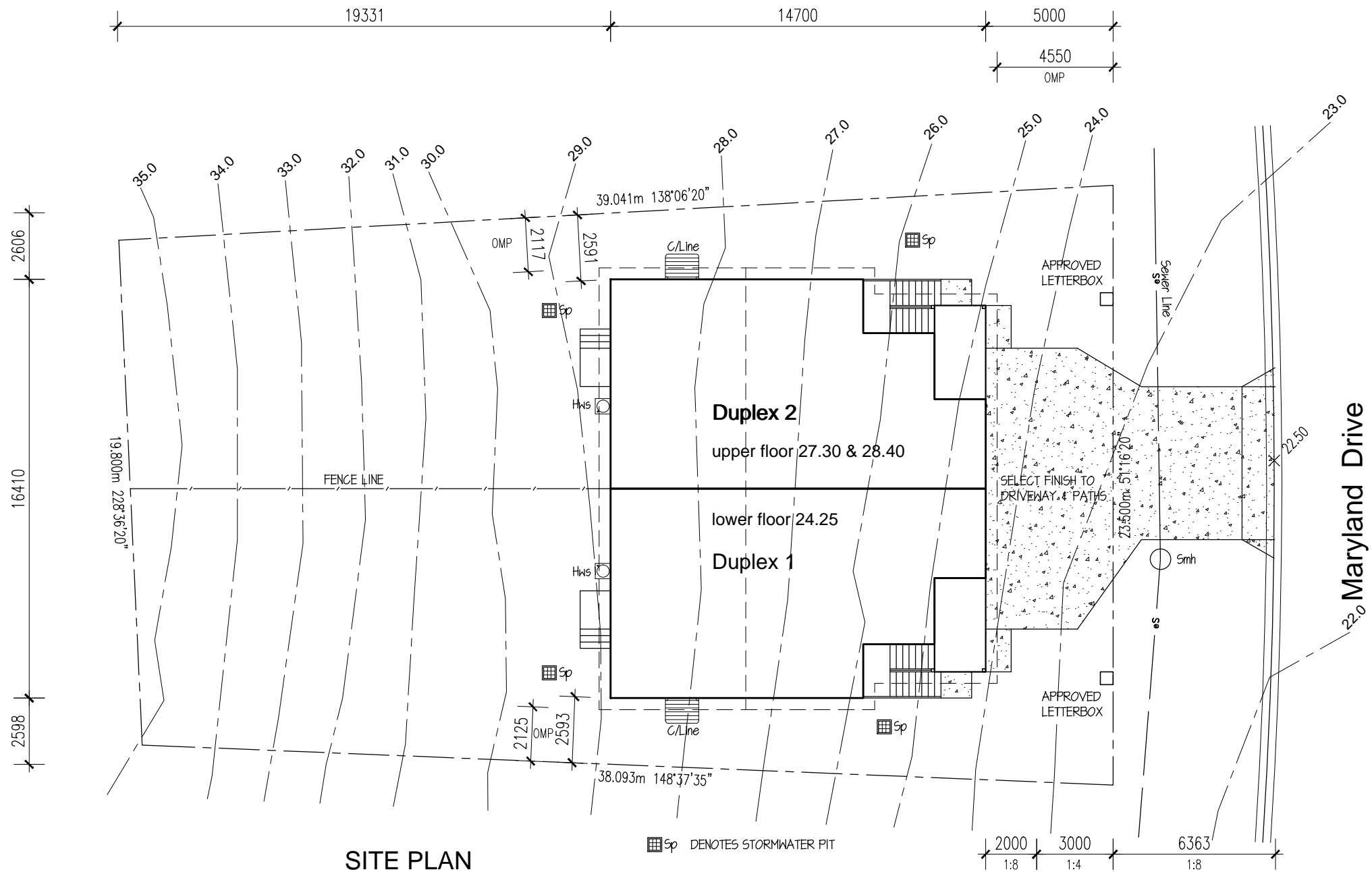


LIVING = 105.3 sq.m
 DECK = 7.4 sq.m
 TOTAL = 112.7 sq.m

GARAGE = 38.9 sq.m
 STAIR/PORCH = 8.7 sq.m

Disclaimer: Renders, floor plans, and images are for illustration purposes only, and should only be used as a guide. These may contain fixtures, furniture, landscaping, and decorative finishes not offered by Builders for this specific design. Please refer to house specific plans and inclusions for accurate details and position of the home with respect to the lot. Please note that unless contracts have been issued or deposit received, prices and availability are subject to change without notice. *The Builder reserves the right to amend or terminate the contract should extraordinary items or site costs be encountered.

****NOTE:** These are estimates only, provided by independent managing agents and regularly updated following market conditions.



SITE PLAN

Lot 232 on SP 248067
 Site Area = 834sq.m
 Site Covered = 320 sq.m = 39%

Sp DENOTES STORMWATER PIT



REV	DATE	AMENDMENT
A	18-07-25	BUILDING APPLICATION

DO NOT SCALE DRAWING.
 COPYRIGHT; ALL DRAWINGS PERTAINING TO
 THIS PROJECT OWNED BY: NK Developments
 All building construction to comply with Local Authority
 By-laws and relevant provisions of the BCA

NK DEVELOPMENTS
 PO Box 1325
 Southport BC QLD 4215
 ABN: 84 603 726 790
 Ph.(07) 5502 3854



PROJECT Proposed Residence Lot 232 Maryland Drive Oakland Heights. Qld.	TITLE Site Plan	L232 D320 - 250712
CLIENT Housing One Pty Ltd	scale @ A3 drawing	1:200 REVISION
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