

# Harcourts Kingsberry



## 99 Thorn st MOUNT LOUISA QLD

4 2 4

With a reduction in price, the owner would like motivated buyers to make an offer this week end on this beautifully presented Grady home which offers a very spacious layout and is perfectly positioned on an 803sqm block. Providing a 207sqm floor plan the property has so many extra features. Open plan living opens to private outdoor entertaining that captures the ideal lifestyle

- \* Combined lounge, dining room flowing out to the entertainment area
- \* Kitchen offers quality fittings including stainless steel appliances
- \* Electric cook top, dishwasher, ample cupboard space
- \* Four bedrooms, all with air conditioning three with built-ins
- \* Master has walk-in robe and ensuite
- \* Main bathroom provides bath tub, shower and separate toilet

**Price** : \$ 410,000  
**Building Size** : 22 Sqrs  
**Land Size** : 803 sqm  
**View** : <https://www.kingsberry.com.au/sale/qld/townsville-district/mount-louisa/residential/house/4326490>



Ben Kingsberry  
07 4772 2022  
0438 792 652

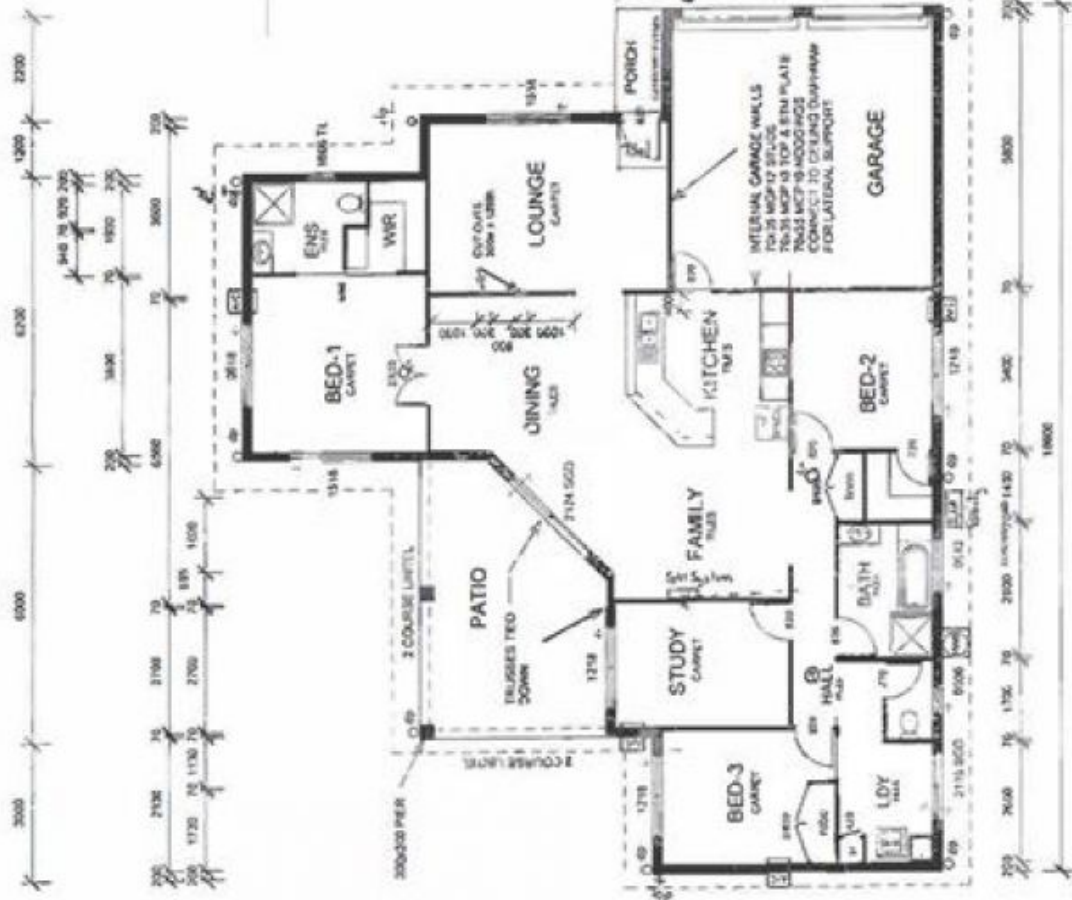
[ben.kingsberry@tsvharcourts.com.au](mailto:ben.kingsberry@tsvharcourts.com.au)

I, THE ARCHITECT, HEREBY CERTIFY THAT THESE PLANS ARE TRUE AND CORRECT & HEREBY APPROVE THE SAID PLANS FOR COUNCIL SUBMISSION.

CLIENTS SIGNATURE: [Signature]

DATE: 9-9-04

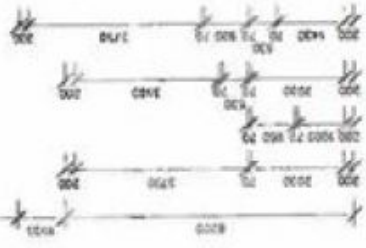
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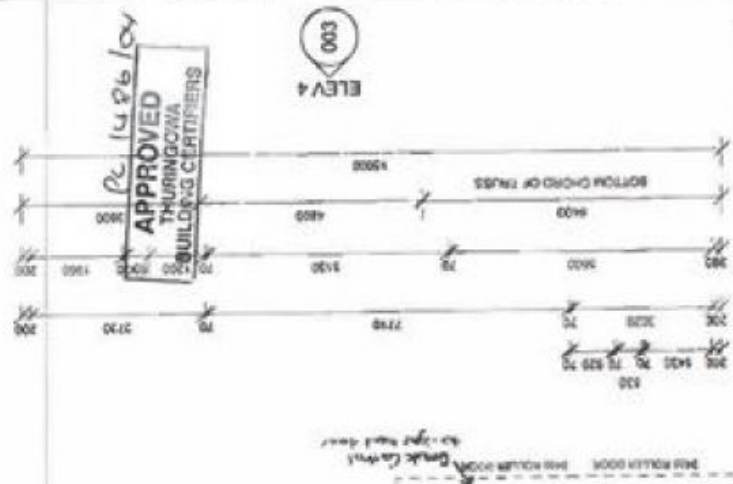
Window and SLD Schedule	Description	Height	Width
1178	1178	800	800
2018	2018	800	800
2017	2017	800	800
2016	2016	800	800

Window and SLD Schedule	Description	Height	Width
1178	1178	800	800
2018	2018	800	800
2017	2017	800	800
2016	2016	800	800

003  
ELEV 2



003  
ELEV 1



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ELEV 4

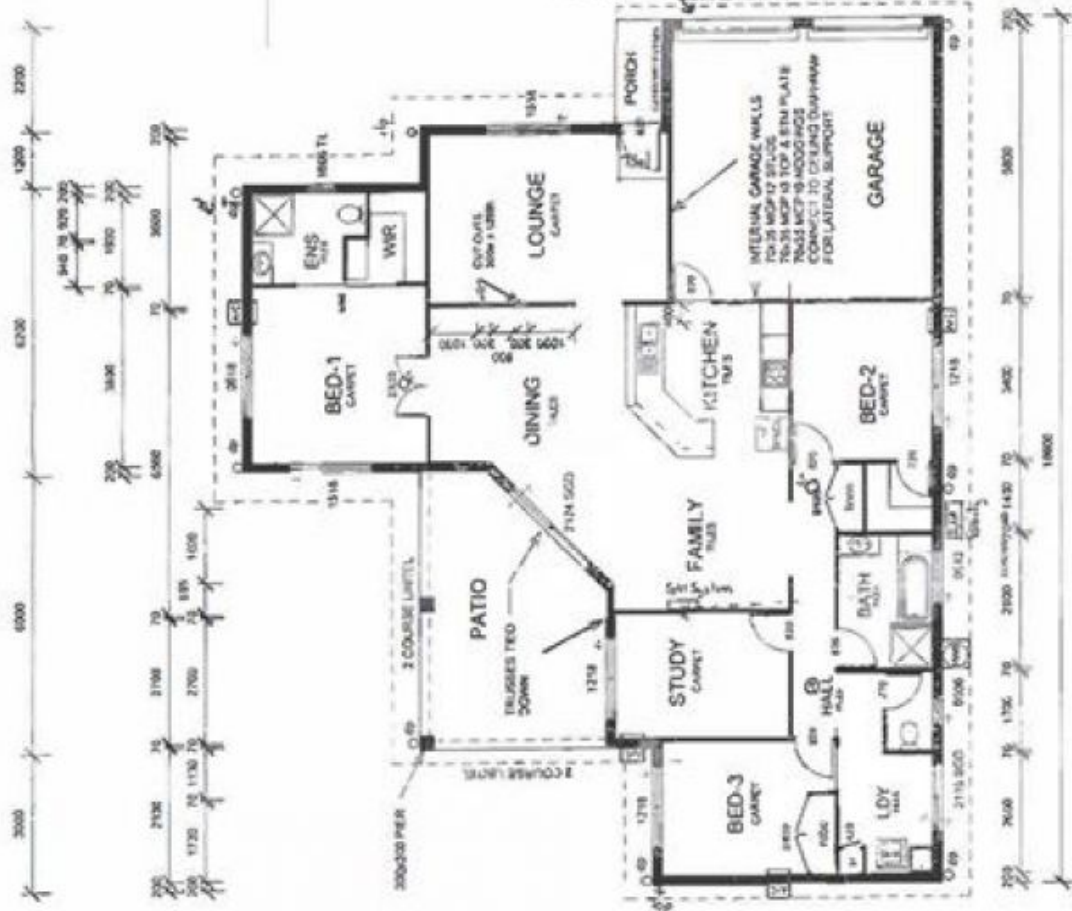
Room	Area
Living	143.56
Garage	31.54
Patio	20.50
Porch	2.75
<b>Total</b>	<b>202.35</b>

WIND CATEGORY C1  
GYMNOCKLING ALL BLOCK WALLS EXCEPT GARAGE  
DC NOTES SMOKE DETECTOR

<p>THE L.J. GRADY COMPANY LTD 144 W. BENTLEY ST BENTLEY ON T1W</p> <p>300 St. Charles Road, Mt. Louisa Mt. Louisa, ON L7M 1T2</p>	<p><b>LJGrady</b> Family Homes</p>	<p>CLIENT: [Redacted] SITE ADDRESS: LOT 50 THORN STREET MT. LOUISA</p>	<p>SCALE: 1:100 DATE: 9-9-04</p>	<p>PROJECT: [Redacted]</p>	<p>DATE: 9-9-04</p>	<p>JOB NUMBER: 502937</p>	<p>SHEET NO: 002</p>
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 CLERK  
 SIGNATURE  
 DATE 9-9-04

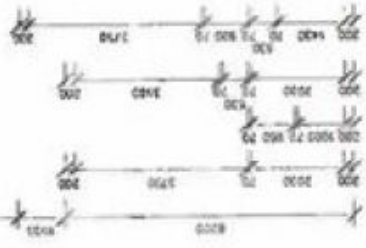
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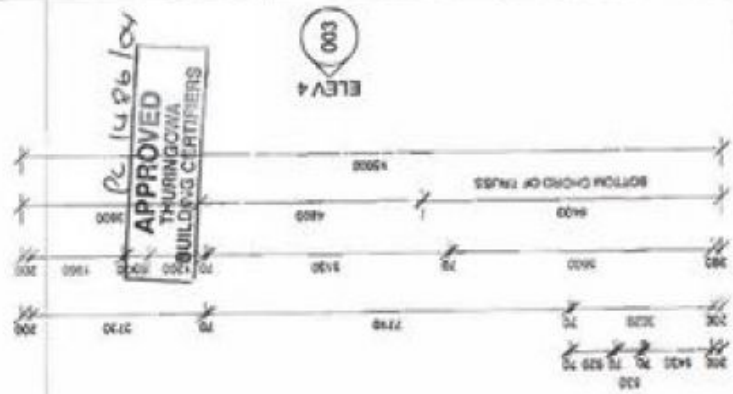
Window and SLD Schedule	Description	Height	Width
1112	1112	800	800
2012	2012	800	800
2112	2112	800	800
2212	2212	800	800

Window and SLD Schedule	Description	Height	Width
1112	1112	800	800
2012	2012	800	800
2112	2112	800	800
2212	2212	800	800

003  
 ELEV 2



003  
 ELEV 1



APPROVED  
 THURINGOWA  
 BUILDING CERTIFIERS  
 14/9/04

003  
 ELEV 4

Room	Area
LIVING	143.52
DINING	35.52
KITCHEN	35.52
PORCH	2.75
TOTAL	217.31

WIND CATEGORY C1  
 GYROSCOPING ALL BLOCK WALLS EXCEPT GARAGE  
 (C) DC NOTES SMOKE DETECTOR

CLIENT	THE LUGGER COMPANY LTD 144 W. BENTLEY ST BRISBANE QLD 4000	DATE	9-9-04	SCALE	1:100	TITLE	FLOOR PLAN	PROJECT	LOT 50 THORN STREET MT. LOUISA	JOB NUMBER	502937	SHEET NO.	002
ARCHITECT	LJGrady Family Homes	DATE	9-9-04	SCALE	1:100	TITLE	FLOOR PLAN	PROJECT	LOT 50 THORN STREET MT. LOUISA	JOB NUMBER	502937	SHEET NO.	002