

# Harcourts Kingsberry



## 15 Ulysses Drive MOUNT LOUISA QLD

4 1 2

This will be such a good find when you inspect this lovely family home, high and dry in Mount Louisa. In a quiet street and close to great shops and schools, this home also has the benefit of four very good sized bedrooms, multiple living areas and private entertaining. With a shower and bath, separate toilet, plus loads of cupboard space in the kitchen, everything is here for you, whether you are an investor, downsizing or a first home buyer. With views and the constant feel of breezes filling the home, this will appeal to all.

Perfectly functional in every way, this four bedroom family home will more than satisfy your needs and then some. Stylish tiled flooring greets you in the lounge of this beautifully presented home, taking you through to the large open plan living configuration. . The streamlined kitchen comprises a well-placed wall oven, microwave cavity,

**Price** : \$ 300,000  
**Land Size** : 497 sqm  
**View** : <https://www.kingsberry.com.au/sale/qld/townsville-district/mount-louisa/residential/house/4326601>



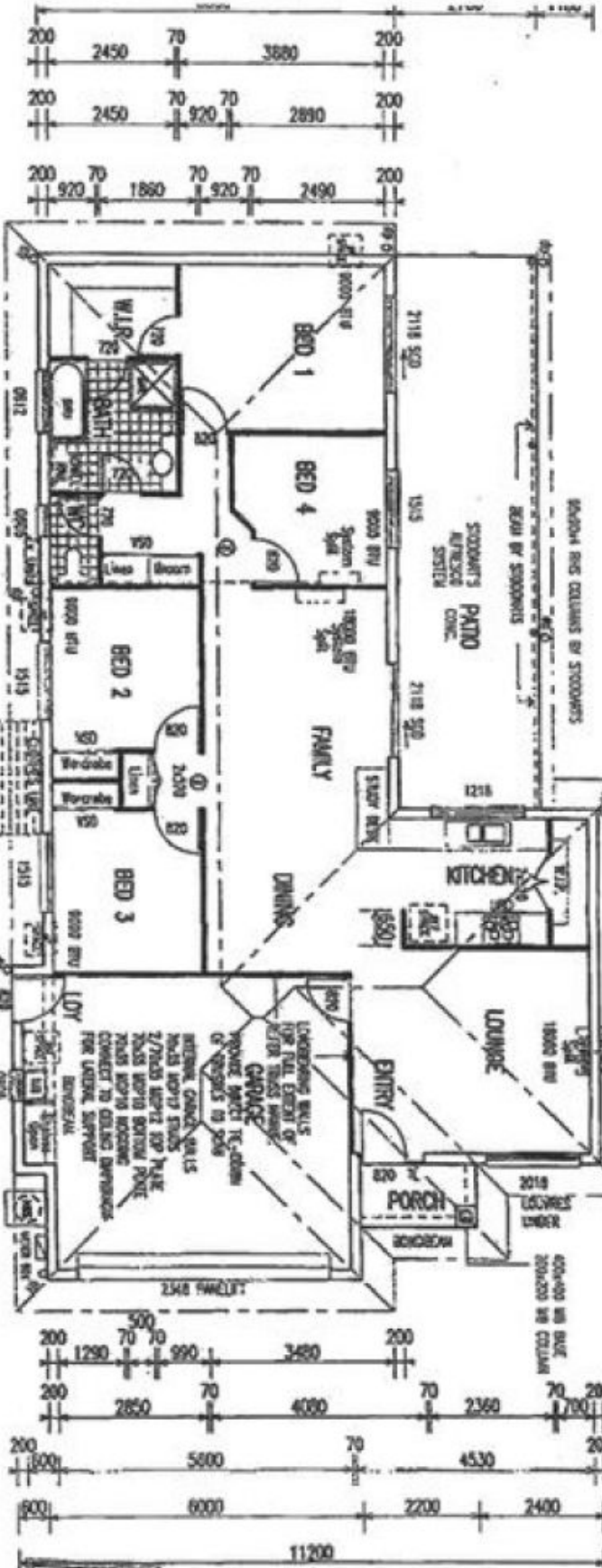
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10N5

STANDARD UNITS, NEW  
WITHIN, LIVING ROOM  
PER BULK INSULATION  
NO SILENCERS SPEC.  
TOTAL VALUE R 12  
PONDOR ROOF SPACE VENTILATION  
IN CONJUNCTION WITH R 12 (20/17)

FLUX UNDER 10% TO  
BANK, SLOPES & SUN,  
SHOWER SCREENS TO BE  
SUN-FRAMELESS.

NOTE:  
WATERPROOF AND SLOPES FOR  
THE FULL FLOOR UNDER FLOOR  
(BEFORE CONCRETE LAYER)



CONJUNCTION WITH CLIMATE WHICH  
SOUNDING ROOFING ROOFING  
UNDER THE STANDARD BUILDING  
REGULATIONS 1983 (S97) AND  
• CARPENTRY, OFFSHORE NOT  
SPECIFIC  
• DRYER OFFSHORE LIVING  
OR OFFSHORE FLOORING  
TO ALLOWANCE AT LEAST 400  
INTERIOR FLOOR SPACE  
• 444 BAYD SHOWER ROSES &  
REPLACED FROM WATER IN  
• DUAL FLOOR TOWERS 6.2/2.3  
• WATER PRESSURE LANDING OR  
WATER HEATER PRESSURE >  
NOTE: BUILDERS SPEC FOR IN

APPROVED S  
TO CONDIT

NOTE: ALFRESCO

THE ALFRESCO AREA IS  
TO BE USED FOR  
RECREATION AND  
ENTERTAINMENT  
AND NOT FOR  
STORAGE OF  
MATERIALS OR  
WASTE.

NOTE: NOTES

THE ALFRESCO AREA IS TO ALL  
BE SUBJECT TO THE BUILDING  
REGULATIONS AND THE ALFRESCO  
AREA IS TO BE USED FOR  
RECREATION AND ENTERTAINMENT  
AND NOT FOR STORAGE OF  
MATERIALS OR WASTE.

# PANDORA ALFRESCO (A)

## FLOOR PLA

WIND CATEGORY C1

CONJUNCTION WITH THE BUILDING ACT,  
BUILDING CODE OF AUSTRALIA, 1983  
PART 3 ALL TOWER CALCULATIONS  
ARE BASED ON UNIT STATE DESIGN

LAND	122.81 Sqm
CARPACE/LDY	36.55 Sqm
INTERIOR	139.76 Sqm
PORCH	2.94 Sqm
DETO	28.82 Sqm
EXTERNAL	31.28 Sqm
TOTAL	191.02 Sqm