

MAGAIN



43 Kandra Road SHEIDOW PARK SA

4  2  2 

PRICE REDUCED - ALL OFFERS CONSIDERED!

Couples, Families & Entertainers..... Do not miss your chance to purchase this amazing 4 bedroom home in Sheidow Park. Located only minutes away from stunning beaches, Shopping Centre's and both Public and Private schools.

Type : House
Building Size : 151 sqm
Land Size : 603 sqm
View : <https://www.magain.com.au/property/43-kandra-road-sheidow-park-sa/8422998>

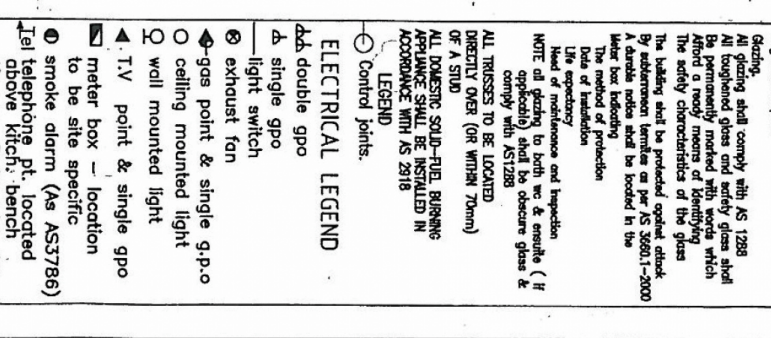
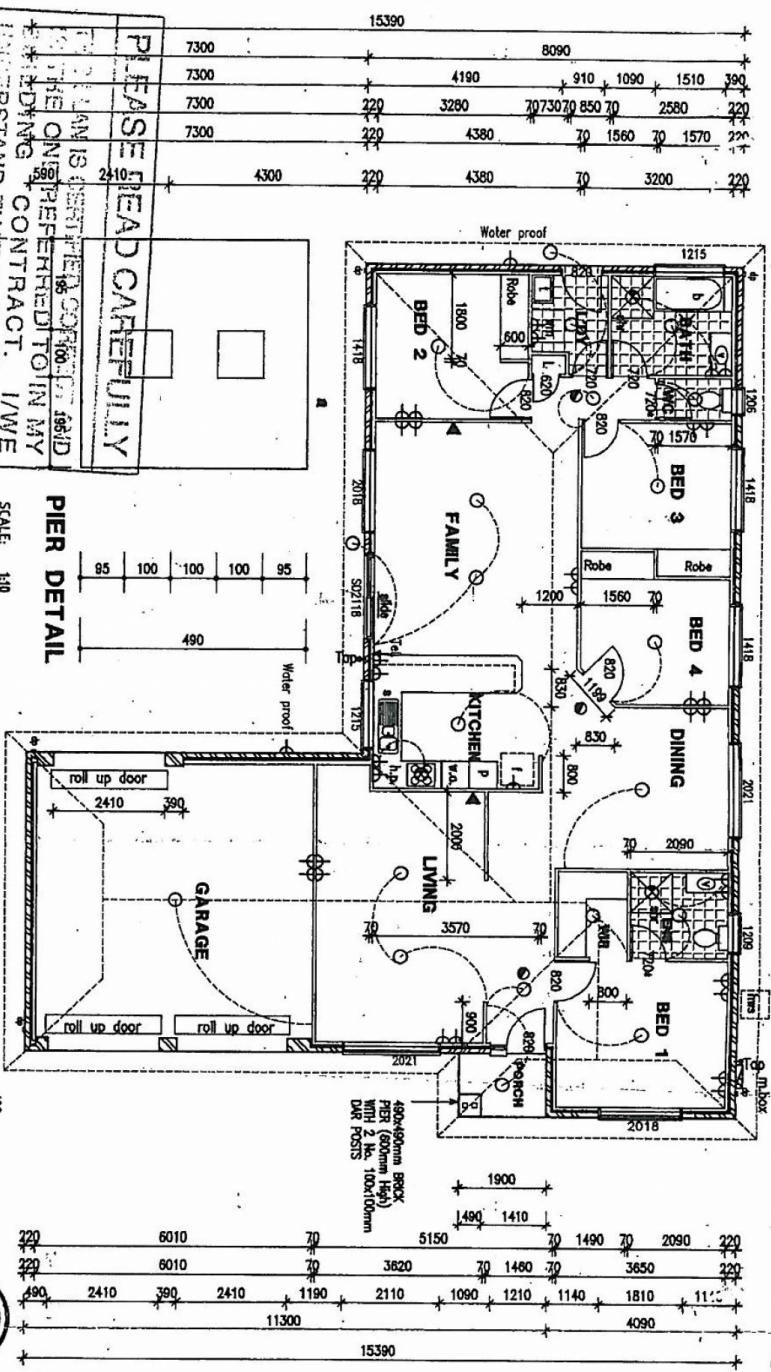
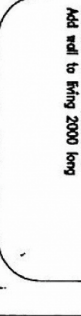
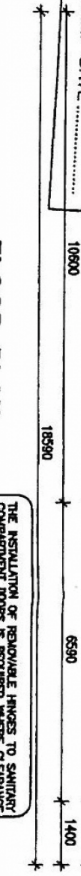
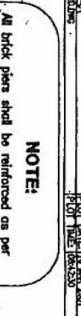
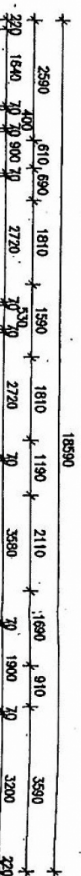
This property features:

- large open plan
- tiled floor to all living areas
- 4 large bedrooms, main with ensuite and ceiling fans
- formal lounge and dining room
- ducted air conditioning

[For full version visit the website](https://www.magain.com.au)

<https://www.magain.com.au>
Magain Real Estate

765 Marion Road Ascot Park SA
08 8277 1777



PLEASE READ CAREFULLY

THE DRAWING IS REFERRED TO IN MY CONTRACT. I/WE UNDERSTAND THAT PLAN CHANGES HERE AFTER MAY NO LONGER BE PAID FOR.

PIER DETAIL
SCALE: 1:10

FLOOR PLAN

PIONEER HOMES
AUSTRALIA
A DIVISION OF DC/INC LIMITED
BUILDER'S LICENSE NO. 0150404
78 RICHMOND ROAD KESWICK
TELEPHONE: 8201 1111, FACSIMILE: 8201 1199

PROPOSED B.V. RESIDENCE



LOT 919 KANDRA ROAD SHELDON PK.

AREA	SA	MODEL
MAIN	151,570	R.H. PREMIER 1 - AUSTRALIAN
GARAGE	41,332	
PORCH	2,659	
TOTAL	195,560	

DESIGNED: 6/75	REPLACES: 1	RETURNS: B-99
DRAWN: db	DATE: 3-20-01	
North Eastern Developments Pty Ltd 54 HERBERT STREET RICHMOND VIC 3121		
JOB: N6570588	SHEET: 1	OF: 3

THE INSULATION OF REMOVABLE FINISHES TO SUTURE COMPARTMENT DOORS IS REQUIRED WHERE CLEARANCE FROM DOORWAY TO FIN IS LESS THAN 1200MM FOR LAMBS (100mm) LIFT OFF FINISHES OR EQUAL (9)

ALL LEVELS AND DIMENSIONS MUST BE VERIFIED BY THE BREWER CONSTRUCTION OF AUSTRALIA

NOTE:

All brick piers shall be reinforced on per Engineer's report.
 Glazing:
 All glazing shall comply with AS 1288
 All toughened glass and safety glass shall be permanently marked with words which afford a ready means of identifying the safety characteristics of the glass.
 The building shall be protected against attack by vermin in accordance with AS 3601-2000
 A vermin notice shall be located in the meter box enclosure.
 The method of protection:
 Date of installation:
 Life expectancy:
 Use of maintenance and inspection:
 NOTE: all glazing to bath w.c. & ensuite (if applicable) shall be obscure glass & comply with AS 1288
 ALL TRUSSES TO BE LOCKED DIRECTLY OVER (OR WITHIN 200mm) OF A STUD
 ALL DOMESTIC SOLID-FUELED BURNING APPLIANCE SHALL BE INSTALLED IN ACCORDANCE WITH AS 2918

ELECTRICAL LEGEND

- Control joints.
 - △△ double gpo
 - △ single gpo
 - light switch
 - ⊗ exhaust fan
 - ⊕ gas point & single g.p.o
 - ceiling mounted light
 - wall mounted light
 - ◀ TV point & single gpo
 - meter box - location to be site specific
 - ⊕ smoke alarm (As AS3786)
 - ⊕ telephone pt. located above kitchen bench
 - Air con. Refer plan by others for details
- UPGRADE SCHEDULE**
- Ducted exha. air con.
 - Convert oil g.p.o. to double except (val.)
 - Add 2 TV points
 - Add two external s.g.p.o.
 - Domestic fire on nominated
 - Add wall to bring 2000 lorry