



# gordonvale property



## 21-23 Banner Street Goldsborough QLD

4 2 5

This 3 year old Matt Greenwood built home encompasses the idyllic Goldsborough Valley setting while providing a modern practical family home with quality finishes. The mountain backdrop and trees to the rear, and the great positioning of the house on the block, gives this property a feeling of rural relaxed living.

**Price** : \$875,000  
**Land Size** : 5788 sqm  
**View** : <https://www.gordonvaleproperty.com.au/sale/qld/cairns-district/goldsborough/residential/acreagesemirural/7970964>

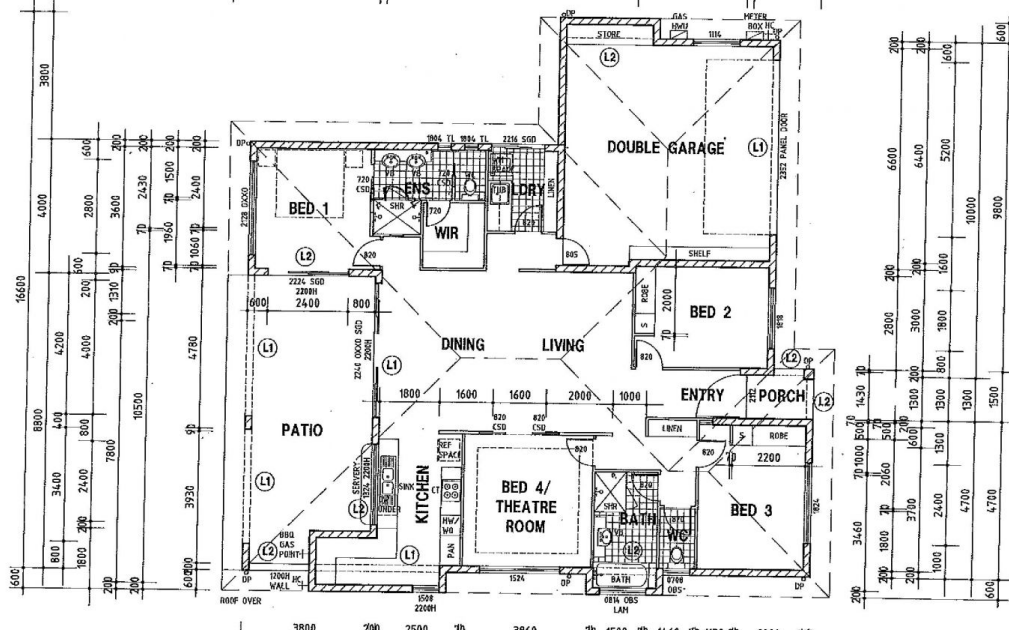
### Features Include:

- \* 13.7 x 8.8 powered shed
- \* Master bedroom with walk in robe and ensuite
- \* 3 bedrooms plus theatre room come/office/come 4th bedroom
- \* Well laid out kitchen with plenty of bench and cupboard space
- \* Open plan living/dining which is light & breezy
- \* Fully tiled

<https://www.gordonvaleproperty.com.au>

**ACA**  
 09026103  
 04 Feb 2001  
 Harold Weber  
 A12379  
 The building work described on the accompanying specification conforms with the provisions of the Building Act 1976 and is subject to the conditions of the Development Permit.

17000									
	5600	9200	4000	4000	1600	4000	3000	3600	1200
200	3410	2340	910	2090	200	2600	3600	200	
200	3410	1430	1840	2090	200		6200	200	
200	3730	1130	1840	1000	1090	2330	3400	200	
	4400	200		7530			3270	200	2000



**WIND CLASSIFICATION C2**

AREAS	LEGEND
POOR	2.84x2
LIVING	155.16x2
GARAGE	47.15x2
PATIO	36.56x2
TOTAL	241.72x2

**LEGEND:**  
 □ 4" ØP DOWN PIPE  
 ⊕ SHAKE ALARM  
 ⊕-HC ROSE DOCK  
 SWITCH BOARD

**NOTE:**  
 - EXTERNAL WALLS  
 200 C.M. RENDERED  
 FINISH  
 - INTERNAL WALLS 70  
 STUD WITH  
 PLASTERBOARD LINING  
 - EAVES - 600

**MEMBER SCHEDULE**

- (L1) - 40x2x20x40 LINTEL  
 20x5 T&P  
 20x5 BTM WITH LB  
 STORINGS AT 200 CTS
- (L2) - 40x2x20x40 LINTEL  
 20x5 T&P  
 20x5 BTM WITH LB  
 STORINGS AT 200 CTS

**LAYOUT PLAN**  
 1:100

	3800	200	2500	3860	1500	1460	1130	2000	200
	200	4300	200	3860	1900	1060	3200	200	
200	1800	3100	800	1000	2400	800	1400	500	3600
1600	2000	4100		4200		2300			4400

WE HEREBY CERTIFY THE STRUCTURAL DETAILS AS SHOWN ON THESE DRAWINGS FOR DESIGN WIND CLASSIFICATION C2.

**CMG CONSULTING ENGINEERS**  
 200 BRUNNEN ST.  
 DUNEDIN 9126, N.Z.  
 P.O. BOX 1029 DUNEDIN  
 TEL: 0377 44001 FAX: 0377 44002

CONSTRUCTION RESUME			30.11.20
ISSUE	DETAILS	DATE	
A			

BY NOT STATE FROM THE DRAWINGS, THE CONTRACTOR AND HIS SUB-CONTRACTORS ARE TO VERIFY THE CONTRACTOR'S OFFICE RECORDS AND THE CONTRACTOR'S OWN RECORDS TO BE SURE OF THE LOCATION AND QUANTITY OF THE WORK AS SHOWN ON THIS DRAWING PLAN TO BE CONSTRUCTED.

**MURPHY GREENWOOD CONSTRUCTORS**  
 OUSA - 108607

**PROPOSED RESIDENCE**  
 LOT 44 BANNER STREET, GOLDSBOROUGH VALLEY

**DESIGNER:** T. KORPI & C. COOK

**DATE:** 30.11.20

**FLOOR PLAN**  
**WORKING DRAWING**

DATE	SCALE	DRAWING NUMBER	UNREVISIONED
NOV 20	AS SHOWN	02	A