



THE POCKET

SUMMERSTONE



LOT 22

Kingfisher Ave, Morayfield

\$750,000



Fairland

This floor plan shows a 4-bedroom house with a garage and an alfresco area. The layout includes a front porch, a large entry, a hall, and a living area with an alfresco space. The bedrooms are distributed throughout the plan, with some featuring wardrobes and robes. The kitchen is located near the dining area, and there is a bathroom and linen closet. The garage is attached to the side of the house.

Rooms and Dimensions:

- PORCH:** Front entrance area.
- BED 1:** 2.74 x 3.94
- WIR:** 1.81 x 1.25 (Wardrobe for Bed 1)
- ENS:** 2.74 x 1.8 (Ensuite for Bed 1)
- ROBE:** (Robe for Bed 1)
- BED 2:** 2.74 x 3.0
- HALL:** Central hallway connecting bedrooms and living areas.
- LIGHTWELL:** 2.88 x 2.16 (Lightwell for Bed 2)
- BED 3:** 2.74 x 3.0
- WIP:** 1.51 x 0.9 (Wardrobe for Bed 3)
- ROBE:** (Robe for Bed 3)
- KITCHEN:** 2.74 x 2.87
- DINING:** 3.47 x 3.44
- LIVING:** 4.37 x 4.36
- ALFRESCO:** 3.36 x 2.96
- Garage:** 3.24 x 6.6
- BED 4:** 3.24 x 2.99
- L'DRY:** 1.5 x 2.16 (Linen closet for Bed 4)
- LIGHTWELL:** 1.81 x 2.16 (Lightwell for Bed 4)
- BATH:** 3.24 x 3.04
- SMH:** (Storage/Maintenance area)

This aerial map shows a residential development. At the top, a row of trees borders a road labeled 'KINGFISHER AVENUE'. Below this road, a grid of lots is shown. A central lot is highlighted in green and labeled 'LOT 22'. To the left of Lot 22, a road is labeled 'YELLOW ROBIN'. To the right of Lot 22, another road is labeled 'YELLOW ROBIN'. At the bottom of the map, a road is labeled 'CIRCUIT'. On the far right, a road is labeled 'WOODSWALLOW CIRCLE'. A north arrow is located in the top right corner, and a scale bar is located in the bottom left corner.

Living	130.18m ²
Alfresco	10.52m ²
Porch	4.20m ²
Garage	22.13m ²
Total	167.03m²

Width	7.5m
Depth	30.0m
Total	225m²

- All inclusive fixed price package
- Professionally selected interior and exterior colour schemes
- 900mm Westinghouse appliances with 600mm integrated dishwasher
- 2590mm high ceilings
- Stone benchtops in kitchen, bathrooms and laundry
- Soft-close cabinetry
- Split system reverse-cycle air conditioning to living area and master bedroom
- LED downlights throughout
- Exposed aggregate driveway, porch and alfresco
- Landscaping to both front garden
- Ceiling fans to bedrooms, living & alfresco
- Semi-frameless shower screens
- Automatic Colorbond® garage door