



Cairns South
Properties



26 Fitzmaurice Drive BENTLEY PARK QLD

4 2 2

Lynda Henley is excited to present this impressive family home within the upmarket Silkwood Ridge Estate, Bentley Park.

Notable from the outset, boasting luxurious appointments and exceptional presentation. Certainly will appease the discerning buyer seeking a sophisticated, uncompromised lifestyle that will be embraced by families and entertainers alike.

An Infusion of Sophistication and Easy Living

This home enjoys generous, modern living spaces and offers complete functionality. The multitude of living zones combines effortlessly, thus creating an intimate relationship between indoor/outdoor living. On first inspection, this home will exceed your expectations.

Building Size : 28 sqm
Land Size : 630 sqm
View : <https://www.cairnsouth.com.au/sale/qld/cairns-district/bentley-park/residential/home/7310010>



Lynda Henley
07 4055 5662

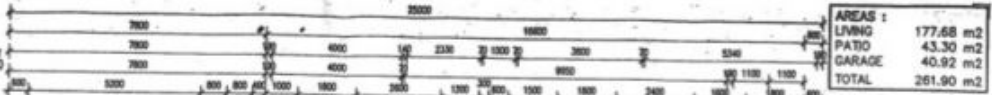
DOES IN 150+ 200 CM WALLS INDICATE W/2 VERTICAL REIN. BARS AT 500 C/S. AS NOTED ON FLOOR PLAN AT ALL CORNERS ADJACENT TO ALL OPENINGS & UNDER ALL GROUND TREES (WHERE APPLICABLE). 2-W/2 BARS ACROSS ALL OPENINGS GREATER THAN 1000. DOOR TO WC TO BE MARKED ON REMOVABLE BRIDGE.

*S.A. (ENGINE PLAN)
 240/24V BATTERY BACK-UP
 LIGHTING & WOODWORK ONLY
 & ARE TO COMPLY WITH
 RESERVE S.A. PART 3.7.2.

(C) = CLEAR
 (T) = TIGHT
 (10) = 100/100/100 RIG BOND
 CONTRACTORS

W/2 HOLD DOWN BOLT
 CAST 600 INTO CONCRETE
 VERTICALLY THROUGH BS1

ALLAN S. JONES
 ARCHITECT
 Phone 4045 5179
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 Fax 4055 4817



AREAS :	
LIVING	177.68 m ²
PATIO	43.30 m ²
GARAGE	40.92 m ²
TOTAL	261.90 m ²

ST. BELL BRICKS:
 MINIMAL SIZE OF WALLS TO BE BATTERED TO PREVENT A MINIMUM OF 20mm AIR SPACE & LIND WITH APPROVED INSULATION TO ACHIEVE A MINIMUM OF R1.0 WALLS

DRY BRICK WALL BRICKWORK
 15mm OFFSET ON EACH VERTICAL JOINTING JOINT TO MAINT. SPEC. EACH SIDE OF WALL TO GIVE A RACKING RESISTANCE = 1.5 kN/m (SPRINGABLE)
 CONNECT TOP PLATE TO ROOF TRUSSES AND WALL PLATE TO SLAB IN ACCORDANCE WITH AS1841.3 TO ACHIEVE RESISTANCE
 W/2 HOLD DOWN BOLTS FROM TOP PLATE TO FOUNDATION AT EACH END OF BRICK WALL AND AT 900 MAX. C/S.

EXTENT OF LIND. BRICK

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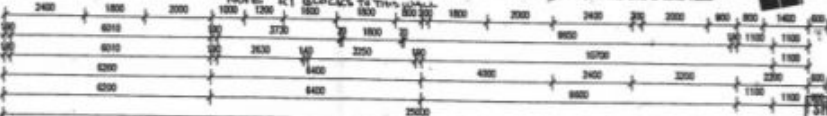
W/2 HOLD DOWN BOLT

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FLOOR PLAN
 1:100

N 20 4/5 with woodwork
 4/5/2
 W/2 4/6/5 4/5/2
 4/6/5/2



STRUCTURAL DETAILS AS CERTIFIED

DATE: 06-07-2005
 ISSUE No: A B C
 SHEET No. WD 02

mollier consulting p/l

TDS TRINITY DRAWING SERVICES PTY. LTD. ACR 807 808 808 (Liquor No 807808) SUITE 2.047 WINDHOLM ST. NORTH CAIRNS Q 4870	CLIENT: Mollier Consulting Name: M. O'CONNOR Phone: 4055 4817	PROJECT: PROPOSED RESIDENCE AT LOT No 102 FITZMAURICE DVE SILKWOOD RIDGE	BUILDER: ALLAN S. JONES ENGINEER: MOLLER ASSOCIATES P/L	DRAWN BY: MARS O'CONNOR CHECKED BY: MARS O'CONNOR DESIGN WIND VELOCITY: OF CLASSIFICATION 1	DRAWING NO: 04-3221 SHEET No. WD 02	DATE: 06-07-2005 ISSUE No: A B C
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