



DALYELLUP, WA



4



2



2

## A WINNING FORMULA

4 double sized bedrooms all with robes

**Price:** \$428,500

Study or Activity room with built in cupboards

2 spacious bathrooms master with double vanity & robes

Theatre room

Open planned kitchen with stainless steel appliances and breakfast bar, dining, family & games room

Double auto garage on a huge 857m<sup>2</sup> block

CALL EXCLUSIVE AGENT GILLIAN TRENCH 0419 196 740 TO VIEW THIS PROPERTY OR IF UNAVAILABLE H

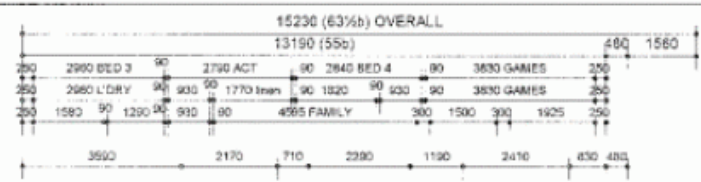
For more details please visit :

<https://www.summitbunbury.com.au/4731629>



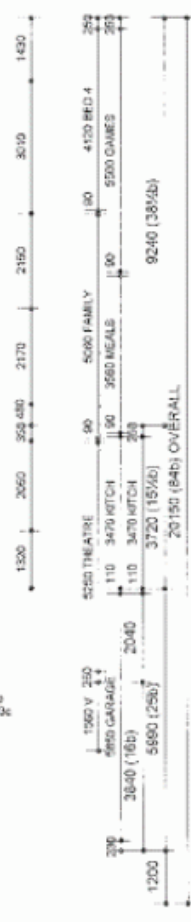
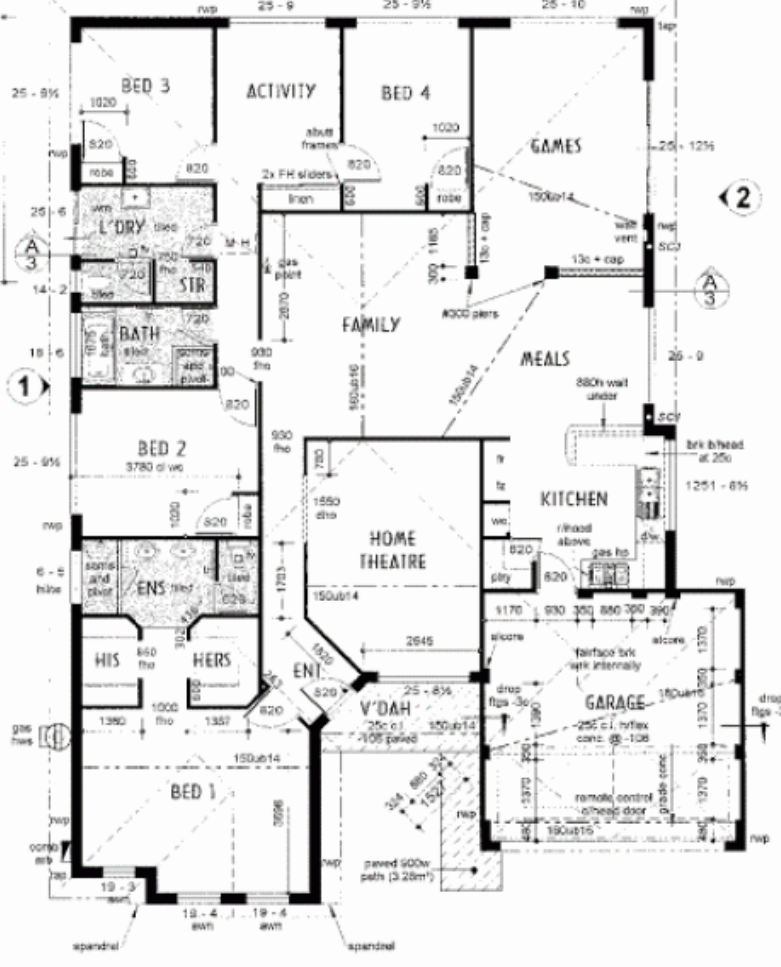
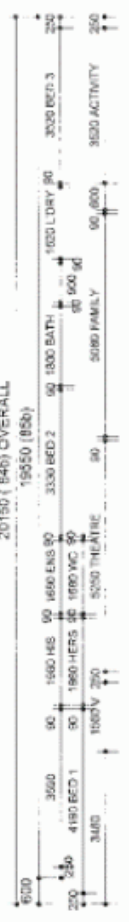
**Lorraine Grassie**

SC1 - 150x50x3 SHS  
Refer to enqs detail  
6P204 for info



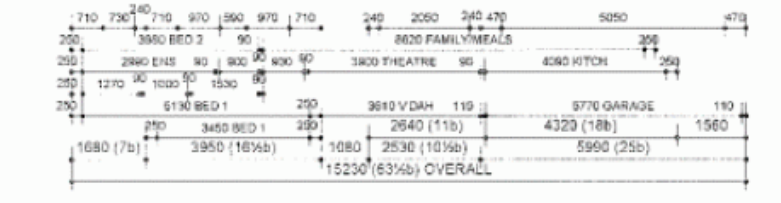
**SUPERVISOR NOTE**  
FINAL DRAWINGS

**N1 WIND CLASSIFICATION**



**AREAS**

HOUSE	221.26m <sup>2</sup>
GARAGE	34.03m <sup>2</sup>
VERANDAH	5.85m <sup>2</sup>
<b>TOTAL AREA</b>	<b>261.14m<sup>2</sup></b>
PERIM	67.01m
ROOF AREA	286.32m <sup>2</sup>
ROOF PERIM	77.84m



**CONCRETOR NOTE**  
DRAIN LOW OF FLOOR TO -30 TO ALLOW FOR DRAIN TO PROTECT FROM DAMAGE. SEE DETAIL SHEET 1

**BRICKLAYER NOTE**  
3% OF FLOOR REACH FROM K-K TOP COURSE ONLY

**PLASTERER NOTE**  
PROVIDE GASKING BEADS TO ALL EXTERNAL CORNERS OF INTERNAL PLASTERED WALLS & SLIDING DOOR REVEALS

**FIXING CARPENTER NOTE**  
450mm WIDE GULF & BALK 105mm HIGH TO BED 2, 3 & 4  
450mm WIDE SELF & BALK 105mm HIGH TO BED 1  
4 X SHELVES TO LINEN AS PER SHEET FOR HEIGHTS  
SOME BEAMS TO BE HELD ABOVE TYP

**ROOF CARPENTER NOTE**  
TYPE C RIBS WITH 12mm GASKING FOR THE INSTALLATION OF ANY RANGEROOD & TELL FIRE PILES OR HEAT/LIGHT COMBO PANS, IF APPLICABLE

**CEILING FIXER NOTE**  
PROVIDE CORNICE SOFFITS OVER FULLY VINYL BUILDING EXTERIOR WHERE APPLICABLE

**ROOF FRAME NOTE**  
PLANS DETAILED FOR TRADITIONAL ROOF FRAME TO A.S. 1004. CELEBRATION HOMES RESERVE THE RIGHT TO MAKE ANY CHANGES TO THE ROOF STRUCTURE CONFORMING TO A.S. 1004

**CLIENT NOTE**  
DIMENSIONS SHOWN ON THIS DRAWING ARE TO BE ALLOWED AN EXTRA 10mm TO EACH WALL FOR PLASTER & SET  
THIS ALLOWANCE SHOULD BE CONSIDERED WHEN ORDERING MATERIALS FOR FUTURE FITTINGS  
NO. & PLACING OF BEAMS IS APPROX & GOVERNED BY ROOF STRUCTURE & AT PLUMBERS DISCRETION



PROPOSED RESIDENCE TO BE ERRECTED ON -  
**LOT 2415 Maidmarian Street, Dalyellup, Capel.**

FOR -

© COPYRIGHT

This is one of the Drawings  
Referred to in our Contracts

Builder.....  
Client.....  
Client.....  
Dated.....  
(NO FURTHER STRUCTURAL CHANGES)

AMENDMENT  
16/08/06 Contract ID  
27/10/06 Prestat DW

DRAWN - JD  
DATE - 16/08/06  
SCALE - 1 : 100

Options Settler

SHEET 2 OF 5 DWGS

JOB No. 50486

**DALYELLUP, WA**

