



DALYELLUP, WA



4



2



2

## PERFECT - JUST MOVE IN

The new second lake is at the end of the street. A beautiful new air conditioned home on a 743m2 block.

**Price:** NEW PRICE \$428,000

4 bedrooms all with robes. Master with double robes.

2 modern spacious bathrooms

Enclosed theatre room

Open planned kitchen, dining & family room which all overlook a huge decked alfresco area with a gas bayonet for family BBQs.

The kitchen has a dishwasher & 5 burner hot plate

Luxury extras: evaporative air conditioning throughout, decked alfresco, aggregate driveway

For more details please visit :

<https://www.summitbunbury.com.au/4731636>



**Lorraine Grassie**

**ROOF CARPENTER NOTE**

1. ROOF PITCH @ 20/12
2. ALL GABLES 400 WIDE UNLESS OTHERWISE NOTED
3. TIMBER ROOF CONSTRUCTED IN ACCORDANCE TO AS 1684
4. COLORADO @ 20% UNLESS NOTED OTHERWISE

**ROOF PLUMBER NOTE**

1. FINISH SLOTTING/OUTLETS
2. FINAL POSITION OF RISERS TO BE DETERMINED ON SITE AT ROOF PLUMBERS DISCRETION

**ROOF INSULATION NOTE**

1. ROOF INSULATION TO BE R20 25mm THERMOGLASS BAFFLS EXCLUDING VERANDAH & ALFRESCO

**FIXING CARPENTER NOTE**

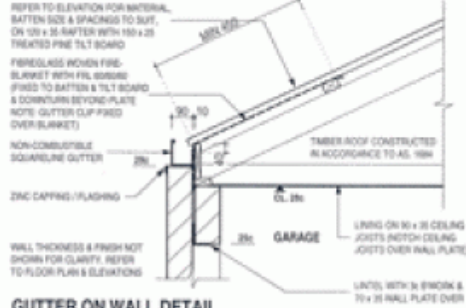
1. 400 RIBS - 2000mm TO MATCH & LAMIN UNLESS OTHERWISE NOTED
2. 4000 SHELF AND RAIL TO ALL ROOMS & WALKS

**GARAGE/CARPOT NOTE**

1. SINGLE LEAF WALL TO GARAGE IS NOT WATERPROOF



**ROOF PITCH @ 20/12**

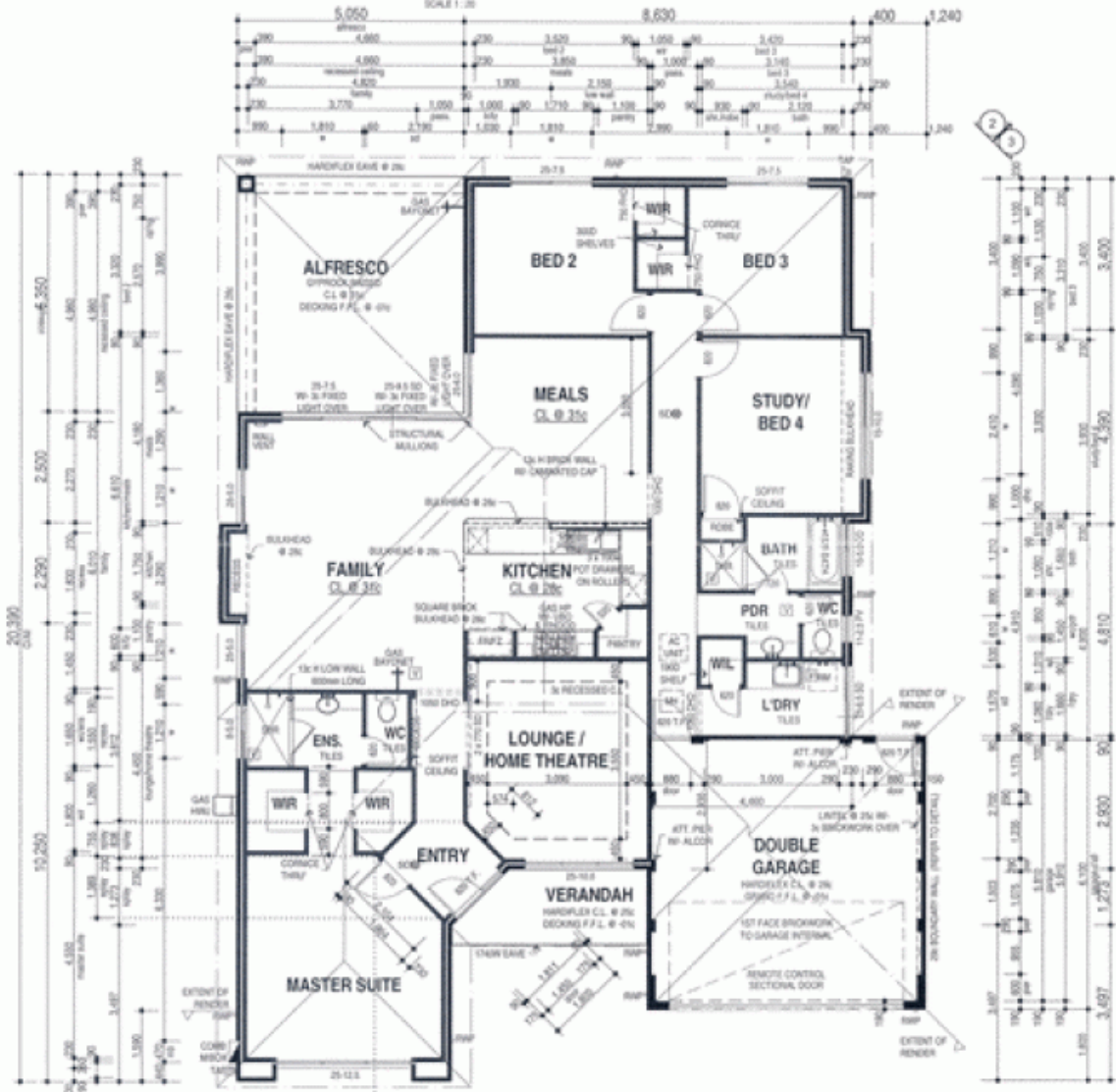


DO NOT SCALE FROM THIS DRAWING  
All Sub-contractors to check dimensions & notes prior to initiating works. Any discrepancies to be notified to the Site Supervisor without delay.  
ALL DIMENSIONS TO BRICKWORK.

**NOTE**  
2c BRICKWORK EXTERNALLY  
(162H x 200W x 90D)  
MAINTAIN 10 BOND 2-40 BRICKS

**GUTTER ON WALL DETAIL  
- TO GARAGE, 20c CL**

SCALE 1:20



**FLOOR PLAN**

SCALE 1:100

- 1. GROUND FLOOR  
A: 199.07 m<sup>2</sup>  
P: 98.594 mm
- 2. GARAGE  
A: 37.84 m<sup>2</sup>
- 3. VERANDAH  
A: 8.35 m<sup>2</sup>
- 4. ALFRESCO  
A: 27.02 m<sup>2</sup>
- 5. FLOOR PLAN TOTAL  
A: 269.27 m<sup>2</sup>

AMENDED PAGE 16/10/10

242 LEACH HIGHWAY, MYANEE, W.A. 6154  
TEL: 08 9458 9317 FAX: 08 9458 2392

PROPOSED RESIDENCE FOR:  
ADDRESS:  
**LOT 2254 DALYELLUP BOULEVARD  
DALYELLUP, WA**

VARIATIONS:  
PA A/R 13/10/07 ADDITIONAL R/W  
PA D/G 4/10/06

PARAPET REVISION 12/1/06  
PA D/G 4/10/06

DATE: 20/09/05  
D/R: DGG  
C/D:  
SCALE: 1:100  
LAST ACCESSED: 17/10/07  
Jason Shaw

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