

DALYELLUP, WA



4



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## SUMMER FUN & FEATURE PACKED

You'll be impressed with this home with a touch of difference, style, easy maintenance and complete with pool and powered workshop.

4 double sized bedrooms

~ Kingsize master with spa and double vanity

2 spacious bathrooms

2 living areas

~ Massive kitchen, dining & family area with vaulted feature ceiling

Kitchen has a 5 gas burner, loads of cupboards and walk in pantry

**Price:**

NEW PRICE \$479,500



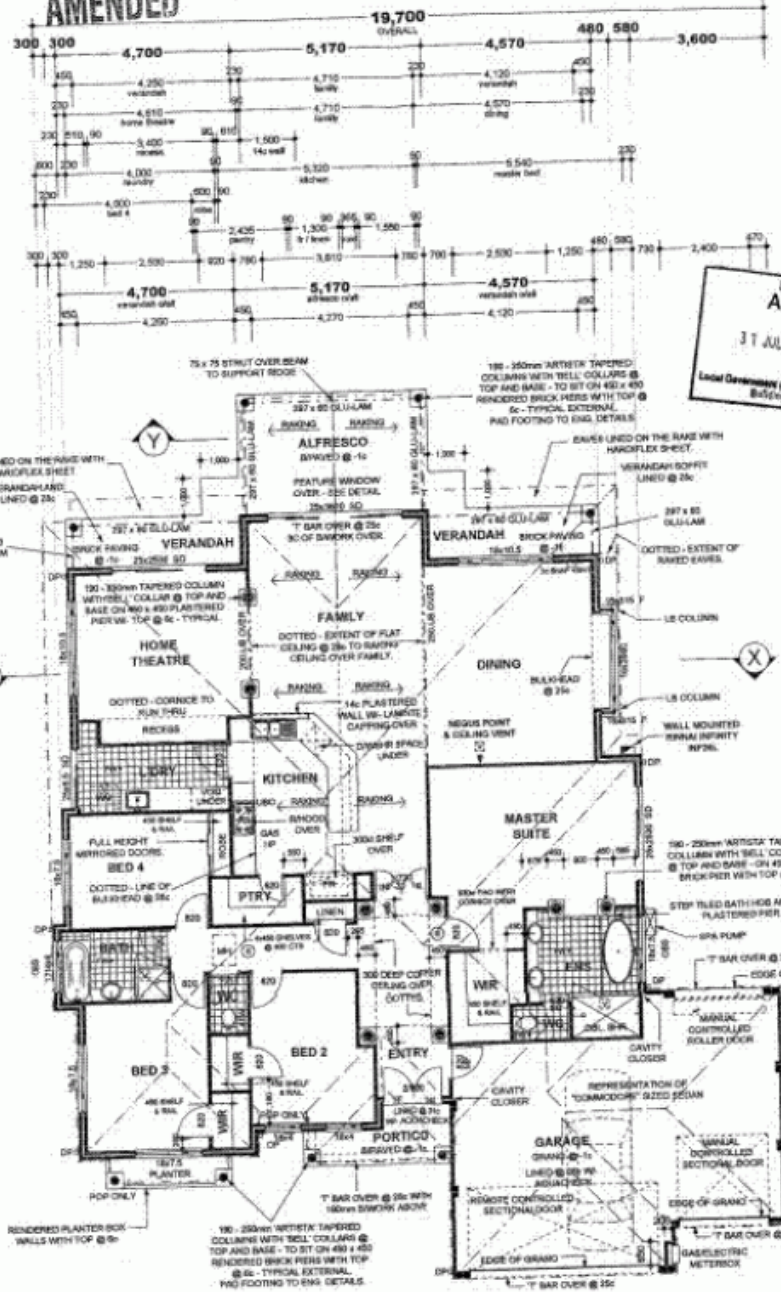
**Lorraine Grassie**

For more details please visit :

<https://www.summitbunbury.com.au/4731639>

- NOTE:**
- TOP OF FOOTINGS FOR PERMITS TO SUPPORT VERANDAH & PORCH ARE TO BE 24" BELOW FINISHED FINING LEVEL.
  - LOCATION OF DOWNPIPES IS INDICATIVE ONLY & MAY BE CHANGED AT BUILDER'S DISCRETION.
  - CLAY BRICKS TO ALL INTERNAL WALLS.
  - FLYSCREENS & REYSLOCKS TO ALL ALUMINUM WINDOWS AND SLIDING DOORS.
  - R15 INSULATION TO FLAT AND RAISED CEILING AREAS OF HOUSE & GARAGE.
  - METAL CORNER BRACKS TO PROTECTED CORNERS OF ALL INTERNAL PLASTERED WALLS.
  - THE FOLLOWING ITEMS ARE TO BE SUPPLIED BY OWNER AND INSTALLED BY BUILDER:
    - BORDER TILES TO BATHROOM, ENSUITE & WC.
    - WHITE WIRE SHIELDS AND RAIL TO ROSES IN ALL BEDROOMS AND LIVING. 400 WIDE MELBAIRIE SHIELDS TO PANTRY.
    - PROVIDE FLUME TO KITCHEN RANGE HOOD EXHAUST AND BOTH WC EXHAUST FANS.
  - OWNER NOMINATES PETER MORGAN FROM WEST CO. CONTRACTORS FOR RAINAL INFINITY TO BE LOCATED IN ENSUITE & LDRY.

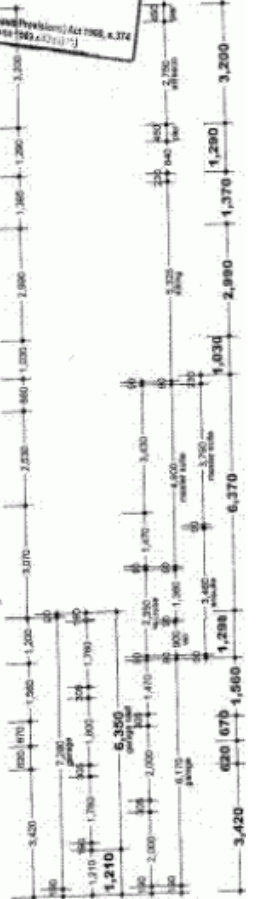
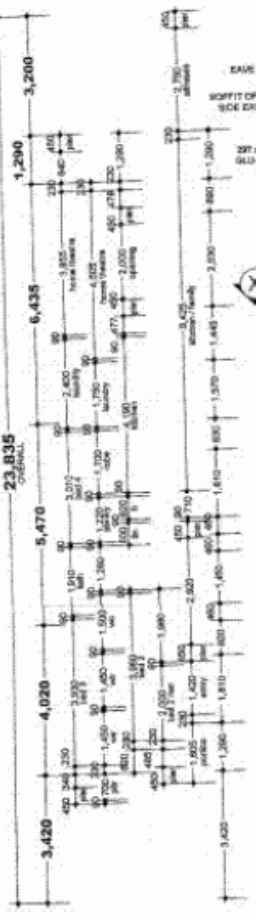
**AMENDED**



Ground floor	Area (sq)	Volume (cu)
1. House	235.810	87.380
2. Garage	57.230	20.130
3. Alfresco	18.640	6.740
4. Verandah L	8.000	2.880
5. Verandah R	5.900	2.124
6. Porch	5.020	1.807
<b>Total</b>	<b>329.600</b>	<b>121.061</b>

(ROOF AREA) ON FLAT: 207.38 PITCHED ROOF + 837.26m<sup>2</sup>

**SHARP & CAPEL APPROVED**  
 31 JUL 2008  
 No. 73 64  
 Local Government (Shire of South West) Act 1995, s.37(4)  
 Building Regulations (2003 AS 1911.1)



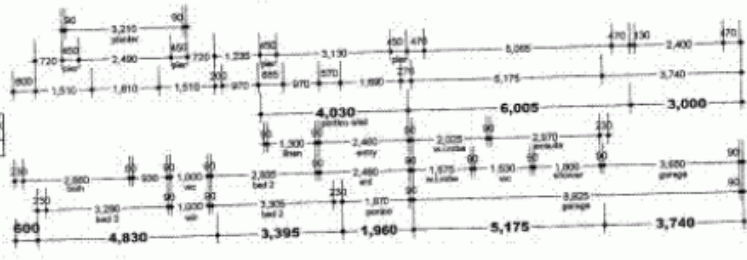
RENDER WITH 2 COATS OF PAINT.

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NO.	DESCRIPTION	UNIT	QTY	PRICE	TOTAL
1	RENDER WITH 2 COATS OF PAINT	m <sup>2</sup>	100	10.00	1000.00
2	...	...	...	...	...

Ⓢ DENOTES SMOKE DETECTOR

WIND CLASSIFICATION AS PER A.S. 4054: 10 - FOR SINGLE STOREY RESIDENCE



FLOOR PLAN  
1:100

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