

DALYELLUP, WA

 4  2  2

## NEW HOME, NEW CARPETS, NEW FLOORING-MOVE IN NOW

Welcome to this fully painted air conditioned 4 bedroom home with study and 3 living areas

This home is huge with a study at the front ,and a seperate theatre and games room with closing doors

4 double bedrooms walk in or double robes

2 bathrooms ~ master with double shower

Open plan kitchen, dining and family room over looking the back garden

Window Treatments

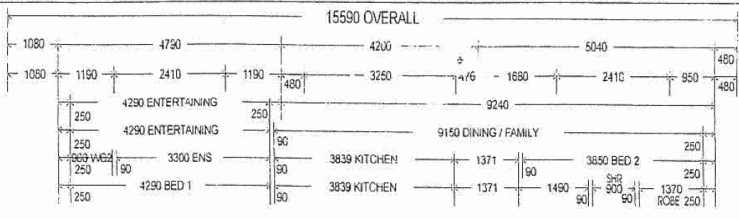
**Price:** \$386,000



**Lorraine Grassie**

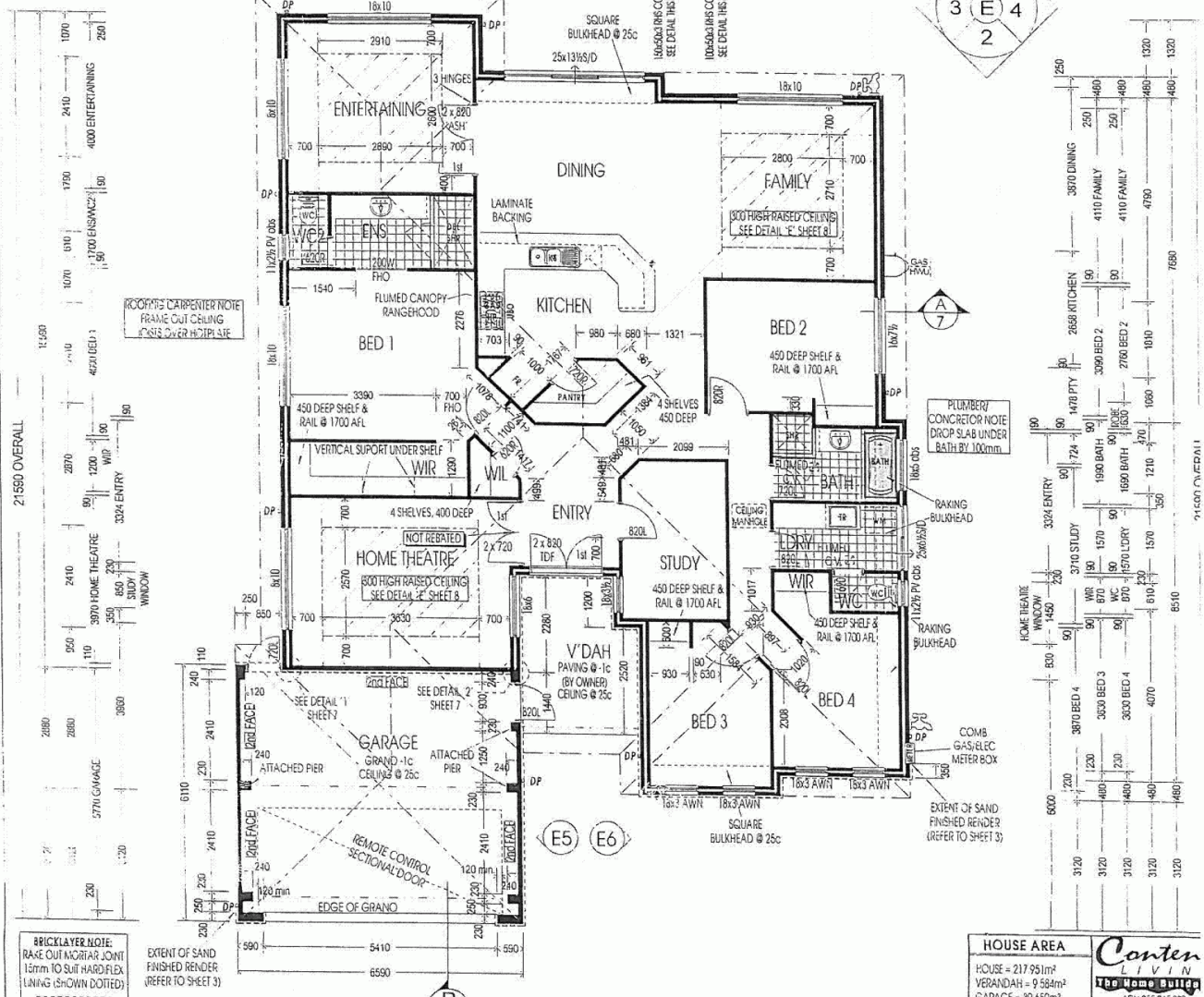
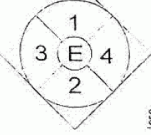
For more details please visit :  
<https://www.summitbunbury.com.au/4731676>

BRICK LAYER TO BRICK IN ALCOB FLASHING  
EXTERNAL LEAF BRK  
RHS COLUMN  
CAVITY WALL COLUMN TO ENGINEER'S 'GP204' DETAIL (See plan for sizes)

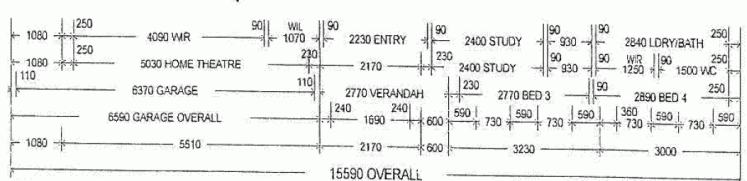


COLORBOND ROOF @ 25° PITCH  
NON - COASTAL ZONE  
N1 WIND CLASSIFICATION  
AS PER ENGINEER'S CERTIFICATE OF INSPECTION  
\*\*REFER TO CONSTRUCTION DETAILS SHEETS\*\*  
- HOLDING DOWN ROSS TO ALL BRICK PIERS  
- HOLDING DOWN STRAPS TO PERIMETER OF HOUSE  
- COLLAR TIES TO UNDERSIDE OF RIDGE BEAM

10 OUTLET EVAPORATIVE AIR CONDITIONING SYSTEM  
REFER ELECTRICAL PLAN FOR OUTLET & UNIT POSITIONS



FLOOR PLAN



BRICKLAYER NOTE:  
RAISE OUT KORTAR JOINT 15mm TO SUIT HAND-FLX LAINING (SHOWN DOTTED)  
EXTENT OF SAND FINISHED RENDER (REFER TO SHEET 3)

ROOFS CARPENTER NOTE  
FRAME OUT CEILING 1700 ENS/ENS/250  
1700 ENS/ENS/250  
3304 ENTRY  
3304 ENTRY WINDOW

HOUSE AREA	
HOUSE	= 217.95m <sup>2</sup>
VERANDAH	= 9.58m <sup>2</sup>
GARAGE	= 39.65m <sup>2</sup>
<b>TOTAL AREA</b>	<b>= 267.18m<sup>2</sup></b>
PERIMETER	= 70.92m

**Content Living**  
The Home Unit  
ACT 055 245 500  
8 Gould Street  
Cosmo Park WA 6017  
P.O. Box 1101  
Cosmo Park WA 6917  
PH (08) 9202 522  
FAX (08) 9202 5233

**BRICKWORK NOTES:**  
- FACE BRK TO INSIDE GARAGE TO BE 3rd FACE WITH CONCAVE JOINT  
- DIMENSIONS ARE TO BRICKWORK ONLY. PLASTER MARGIN NOT ALLOWED FOR  
- LEFT OFF HINGES TO BRUSH & WOOD DOORS  
- HOLDING DOWN ROSS TO ALL BRICK PIERS  
- HOLDING DOWN STRAPS TO PERIMETER OF HOUSE

**ROOF NOTES**  
- ROOF IS DOWN IN ACCORDANCE WITH A.S. 1884  
- COLORBOND 18CF @ 25°  
- COLLAR TIES TO UNDERSIDE OF RIDGE BEAM

**PLUMBING NOTES:**  
- NO BLUE PIPES OR DRUGEN VENTILATION PIPES (E.V.P.) TO STREET ELEVATION ROOF  
- DOWNPIPES TO ROOF SHALL BE AT CENTERS TO ROOF PLUMBERS DISCRETION  
- FAUCET MIXER TO KITCHEN SINK  
- COLD PLUMBING ONLY TO DISHWASHER RECESS

**GENERAL NOTES**  
- REFER TO ENERGY EFFICIENCY SHEETS FOR LIGHT / VENTILATION REQUIREMENTS  
- CONCRETE PLASTER BEADS TO 45° CORNERS ONLY UNLESS OTHERWISE NOTED ON PLAN  
- REMOTE CONTROL SECTIONAL DOOR TO GARAGE (REFER TO ADDENDUM)  
- CLEAR GLAZED ASHLY DOORS WITH 3 HINGES TO ALL DOORS NOTED IN DOUBLE TOWEL RAIL TO ENSURE

THESE ARE THE PLANS REFERRED TO IN THE BUILDING CONTRACT.  
DATE: \_\_\_\_\_  
OWNER: \_\_\_\_\_  
OWNER: \_\_\_\_\_  
BUILDER: \_\_\_\_\_  
HOUSE MODEL: \_\_\_\_\_  
ARCHER  
PRC - SED RESIDENCE @  
LOT 25 / LONGBOE APPROACH  
DALYELLUP  
SHIRE OF CAPEL  
SCALE: 1:100  
DATE: 2/15/08  
DRAWN BY: KAR  
CHECKED BY: JZ

DALYELLUP, WA

