



DALYELLUP, WA



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FEATURE PACKED & OCEAN VIEWS

You will be inspired by the luxury and lifestyle this 2 storey family home offers. Feature packed, family fun, 3 living areas, study and 4 large bedrooms.

4 double to kingsize bedrooms

Study or front home office

Formal lounge

Open planned living design to view the pool, spa, alfresco and garden

Kitchen with stainless steel appliances, endless cupboards and draws



Lorraine Grassie

Price:

WAS \$799,000+ NOW \$780,000

For more details please visit :

<https://www.summitbunbury.com.au/4731712>

www.summitbunbury.com.au

$\eta = 198.145 \text{ m}^2$ 

- TOP OF FOOTINGS FOR PIERS/POSTS TO CARPORT, VERANDAH & PORCH ARE TO 20 BELOW FINISHED PAVING LEVEL
- LOCATION OF DOWN PIPES IS INDICATIVE ONLY & MAY BE CHANGED A BUILDER'S DISCRETION
- CLAY BRICKS TO ALL INTERNAL WALLS.
- PAINTED RENDER FINISH TO EXTERNAL WALLS.
- FLYSCREENS & KEYLOCKS TO ALL ALUMINIUM WINDOWS AND SLIDING DOORS.



- R2.5 INSULATION TO FLAT AND RAKING (IF APPLICABLE) CEILING AREAS OF HOUSE ONLY.
- METAL CORNER BEADS TO ALL INTERNAL PLASTERED CORNERS.
- PROVIDE 5mm GREY TINTED GLAZING TO ALL WINDOWS ON FRONT ELEVATION.
- PROVIDE 30c HIGH CEILINGS TO GROUND FLOOR INCLUDING ALFRESCO, SPA AREA E GARAGE AND 28c + PLATE TO SECOND FLOOR UNLESS OTHERWISE NOTED.
- PROVIDE CORINTHIAN MADISON PMAD111 DOOR TO THE ENTRY WITH GAINSBOROUGH TRI-LEVER
- PROVIDE CORINTHIAN FLAIR 7 WITH CLEAR GLAZING TO THE LAUNDRY.
- PROVIDE TIMBER LOOKING GARAGE DOOR.



**SUMMIT
REALTY
SOUTH WEST**

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- The floor plan shows a house with the following rooms and features:
- WC (Water Closet):** Located at the top left, containing a toilet and sink.
 - ENS (Ensuite):** Located next to the WC, containing a bathtub and shower.
 - MASTER SUITE:** A large room with a bed, wardrobe, and access to the balcony.
 - DRESS (Dressing Room):** Located next to the Master Suite, containing a wardrobe and mirror.
 - RETREAT:** A room with a coffered ceiling and a wrought-iron balustrade.
 - BALCONY:** A curved balcony with a balustrade and a spring point.
 - VOID:** A central open space with a void below.
 - STAIRS:** A staircase with 12 steps, labeled 1 through 12.
 - Annotations:**
 - PV OBS DP & SPREADER:** A solar panel observation point with a downspout and spreader.
 - RAINWATER HEAD WITH DP & SPREADER TO PICK UP WATER FROM GUTTER & V GUTTER:** A rainwater collection system.
 - 5° TRIMDECK ROOF WITH BOX GUTTER OVER PORTICO:** A roof structure over the portico.
 - 190W WALLS AS PER SECTION Q-Q:** A wall specification.
 - 230 HIGH PIPE BALUSTRADE ON TOP OF 9c HIGH RENDERED WALL BALUSTRADE:** A balustrade specification.
 - T-BAR LINTEL @ 57c WITH 190W BWORK OVER:** A lintel specification.
 - DP IN PIER FOR BALCONY FLOORWASTE:** A downspout in the balcony pier.
- The plan includes various dimensions and section lines (A-A, B-B, X-X, Y-Y, Z-Z) for structural and construction reference.

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