

DALYELLUP, WA



4



2



2

## REAR ACCESS & OPPOSITE PARKLAND

Its rare to get a value packed stylish location plus family home.

**Price:** \$458,500

4 bedrooms (3 double sized)

2 bathrooms ~ master with corner bath & double vanity

Front lounge room enjoying parkland views and northern sun

Large decked verandah on elevated block

Spacious kitchen loads of cupboards, 900mm stainless steel rangehood & 900mm oven

Meals area overlooks alfresco area



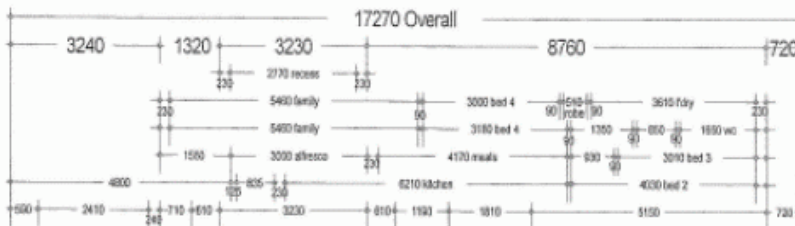
**Lorraine Grassie**

For more details please visit :

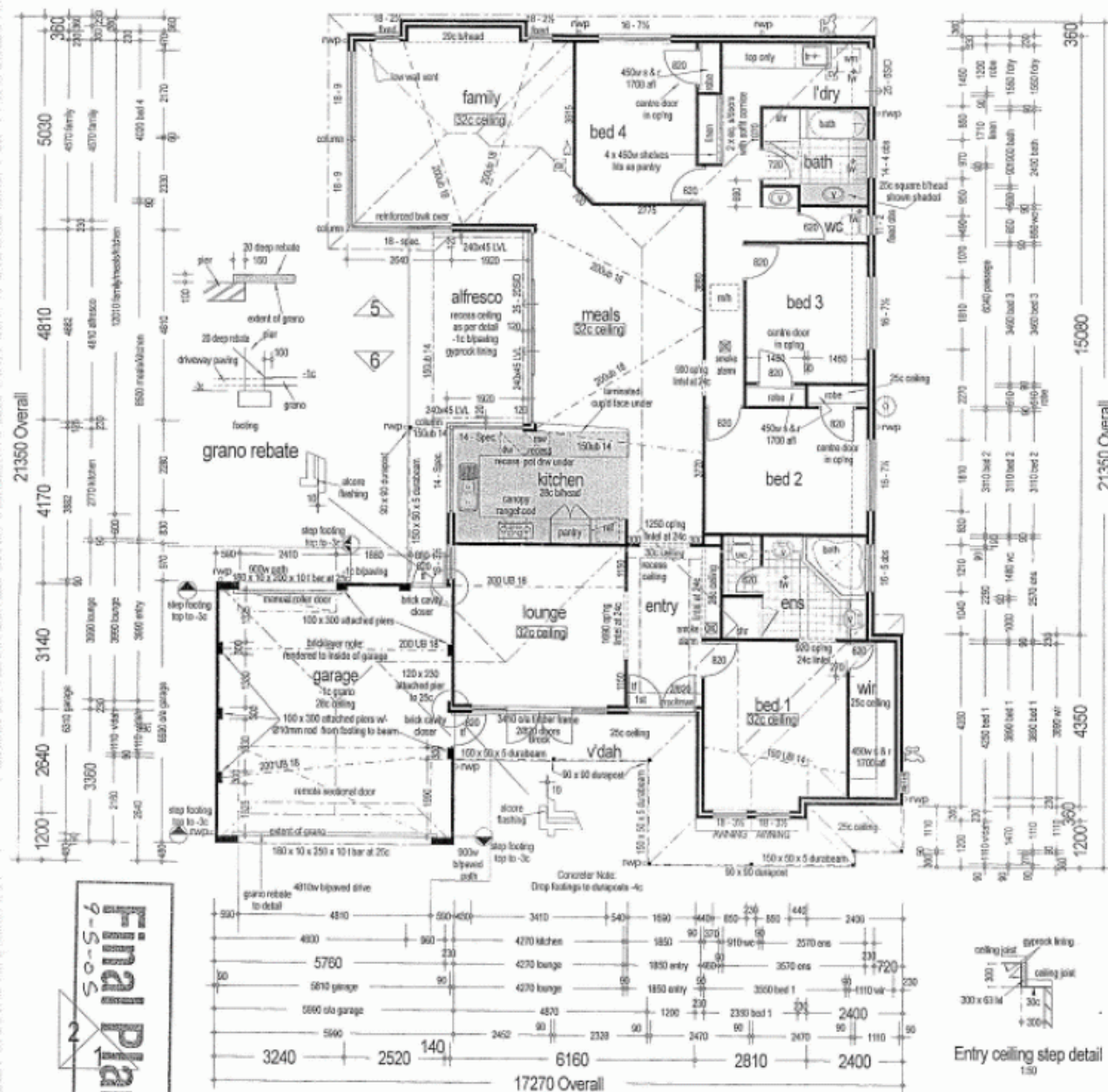
<https://www.summitbunbury.com.au/4731751>

[www.summitbunbury.com.au](http://www.summitbunbury.com.au)

Errors all going for 100%... heating and cooling systems are included in accordance with BCA 3.12.3.1  
Other polyethylene pipes w/ R value of 11.42 or fully insulated copper pipes will be used in accordance with AS/NZS 4823.4.2 or clause 3.39 AS/NZS 3500.5  
Errors all funding to estimate time and range loads are included in accordance with the BCA  
Windows are included in accordance with AS2047  
External doors are weather sealed  
All wall / ceiling joints have service and extruders installed where req'd  
Errors installation requirements are in accordance with BCA 3.12.1.1  
[Note: R2.0 batts will be strung up between rafters or studs prior to gypsum lining on sloping or vertical applications or installed prior to external cladding being.]



Square b/head to RHS to detail



**Final Plans**

21350 Overall

17270 Overall

21350 Overall

17270 Overall

**Notes:**

Bricklayer Note: Hoop iron to be at 1200g & saddle iron 1200mm below plate

Concrete Note: 30mm Siltation to tied area Refer to Engineer's detail for slab & footing Requirements. Strike alarm to comply with AS 3786 - 1983

Road Plumber Note: Downpipes to be positioned as per plan and to plumbers discretion

Impermeable floor covering by owner to unfurnished wet areas

Ventura Homes reserves the right to specify an engineer designed roof truss in lieu of conventional timber roof construction

Plumber Note: Floorwells to be positioned as per plan and to plumbers discretion

Clients 1: \_\_\_\_\_

Signature 2: \_\_\_\_\_

Witness: \_\_\_\_\_

Date: \_\_\_\_\_

Area: 223.01m<sup>2</sup> Garage: 30.17m<sup>2</sup> Perim: 72.44m Vdth: 17.15m Rof: 220.51m<sup>2</sup> Alfresco: 18.34m<sup>2</sup>

Drawn: \_\_\_\_\_

Date: 20/12/2004

Scale: 1:500 are sheet

Rev: 5-4-05 bring attenda

P/V 5-4-05 structural limits

6-5-05 final check

Job No: 241169

Sheet: 2 of 6

© Copyright Ventura Homes

CLIENT: Foxwood Trust

ADDRESS: LOT 1836

McKellin Drive, Traralgon

**See the difference**

**Summit Realty**

**SOUTH WEST**