



MILLBRIDGE, WA



## LOCATION, STYLE & STUNNING

This rare quality home boasts everything. It has to be seen to be appreciated because of the thought and design that has been captured in this spacious lifestyle home. 268m<sup>2</sup> of living, the total home area is 407m<sup>2</sup>, reverse cycle air conditioning and opposite Millers Creek, park & playground.

Large study or 4th bedroom

3 kingsize bedrooms all with double robes

2 spacious modern bathrooms  
~ Master with double vanity

3 large living areas including:  
~ Huge open plan kitchen, dining and family room overlooking a huge decked alfresco area,

**For more details please visit :**  
<https://www.summitbunbury.com.au/4731800>

**Price:** \$639,000

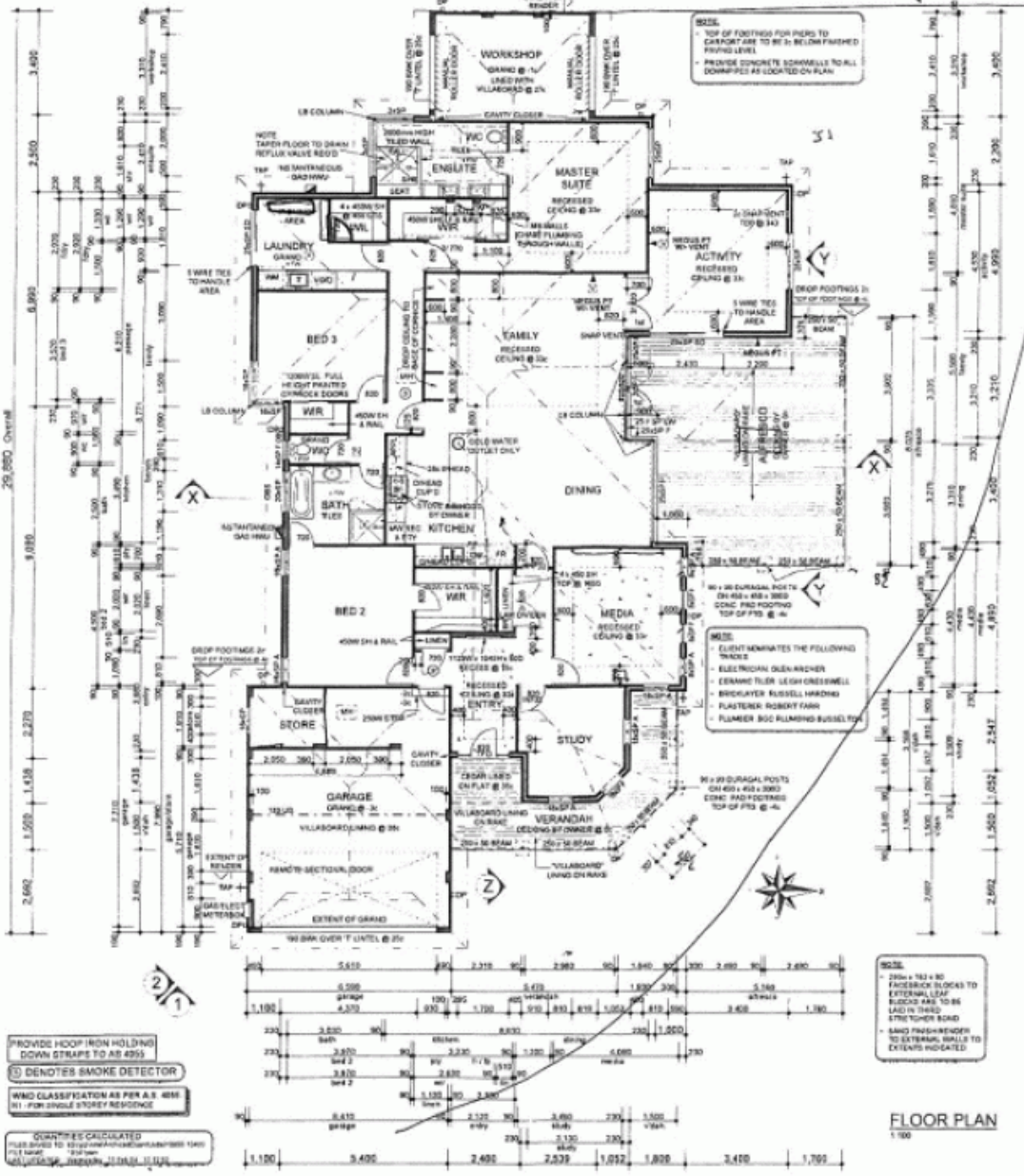


**Lorraine Grassie**

**NOTES**

- \*GLAZING INTERIALLY WITH UNPAINTED HARDWALL PLASTER
- \*WINDOWS & FLOORINGS TO ALL SLIDING DOORS & OPENABLE WINDOWS
- \*ICE INSULATION BATTES TO FLAT CEILING IN HOUSE & GARAGE
- \*30' CEILING THROUGHOUT
- \*ALL CABINET WORK TO KITCHEN, BATHROOM, ENTRY & LOBBY BY OWNER. OWNER TO SUPPLY SINK THROUGH BATHS. BUILDER TO PROVIDE PLUMBING
- \*OWNER TO SUPPLY TONS & HANGERS TO BUILDER TO INSTALL
- \*ENTRANCE DOOR W/ 3 OFF HIGHLIGHT TO BE SUPPLIED BY OWNER
- \*PROVIDE COLORED GLAZING
- \*EXTERNAL EGGING BASKET, SMALL SMOOTH FINISH UNLESS OTHERWISE NOTED

Item	Area (sq ft)	Volume (cu ft)
Concrete	44,780	20,270
Rebar	51,950	20,180
Formwork	264,230	81,450
Insulation	13,510	20,130
Roofing	14,430	10,060
Paint	487,260	187,040
<b>TOTAL</b>	<b>687,850</b>	<b>245,730</b>



PROVIDE HOOP IRON HOLDING DOWN STRAPS TO AS 4055

SD DENOTES SMOKE DETECTOR

WIND CLASSIFICATION AS PER AS 4055 W/ 1 FOR SINGLE STOREY RESIDENCE

QUANTITIES CALCULATED FROM DRAWING TO 1/8" = 1'-0" SCALE

**NOTE**

- \* 200x150x80 FACEBRICK BRICKS TO EXTERNAL LEAF
- \* BRICKS ARE TO BE LAID IN THREE STRIKE TOWER BOND
- \* SAND FRESH-RENDED TO EXTERNAL WALLS TO EXTENTS INDICATED

**FLOOR PLAN**  
1/8" = 1'-0"

<p><b>Special</b></p> <p>© COPYRIGHT 90001</p>		<p><b>COUNTRY BUILDERS</b></p> <p><b>SOUTHWEST BUNBURY</b></p> <p>10000 Highway 100, Bunbury, WA 6230</p> <p>P.O. Box 400, Bunbury, WA 6230</p>
<p>CLIENT: J. &amp; C. WARRING</p> <p>ADDRESS: LOT 191 GASCORNE CIRCLE EATON</p>	<p>OWNER: WARRING</p> <p>OWNER: WARRING</p> <p>OWNER: WARRING</p> <p>OWNER: WARRING</p>	<p><b>FINAL PLANS</b></p> <p>DATE: 11/11/11</p>
<p>DATE: 1 OF 6</p> <p>DATE: 10/14/11</p> <p>DATE: 12-02-04</p>	<p>DATE: 11/11/11</p> <p>DATE: 11/11/11</p> <p>DATE: 11/11/11</p> <p>DATE: 11/11/11</p>	<p>DATE: 11/11/11</p> <p>DATE: 11/11/11</p> <p>DATE: 11/11/11</p> <p>DATE: 11/11/11</p>

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**SUMMIT REALTY**  
SOUTH WEST