



DALYELLUP, WA



## ANOTHER SOLD BY GILLIAN TRENCH

Feature packed! 5 bedrooms, study, 2 bathrooms, 3 living areas, pool & patio. It is a must see!

**Price:** \$445000

5 bedrooms

Study or front office

2 spacious bathrooms

Massive open planned kitchen, meals, family & games room overlooking pool & patio area with a reverse cycle air conditioner and 32c high ceiling

Kitchen is huge with plenty of cupboards and bench space

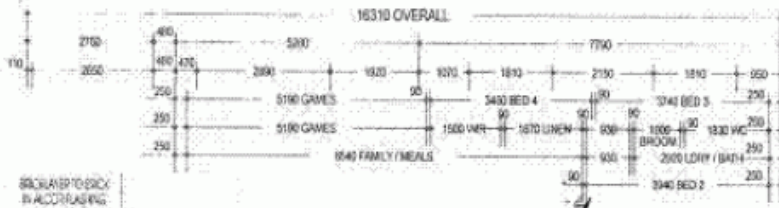


**Lorraine Grassie**

For more details please visit :

<https://www.summitbunbury.com.au/4731906>



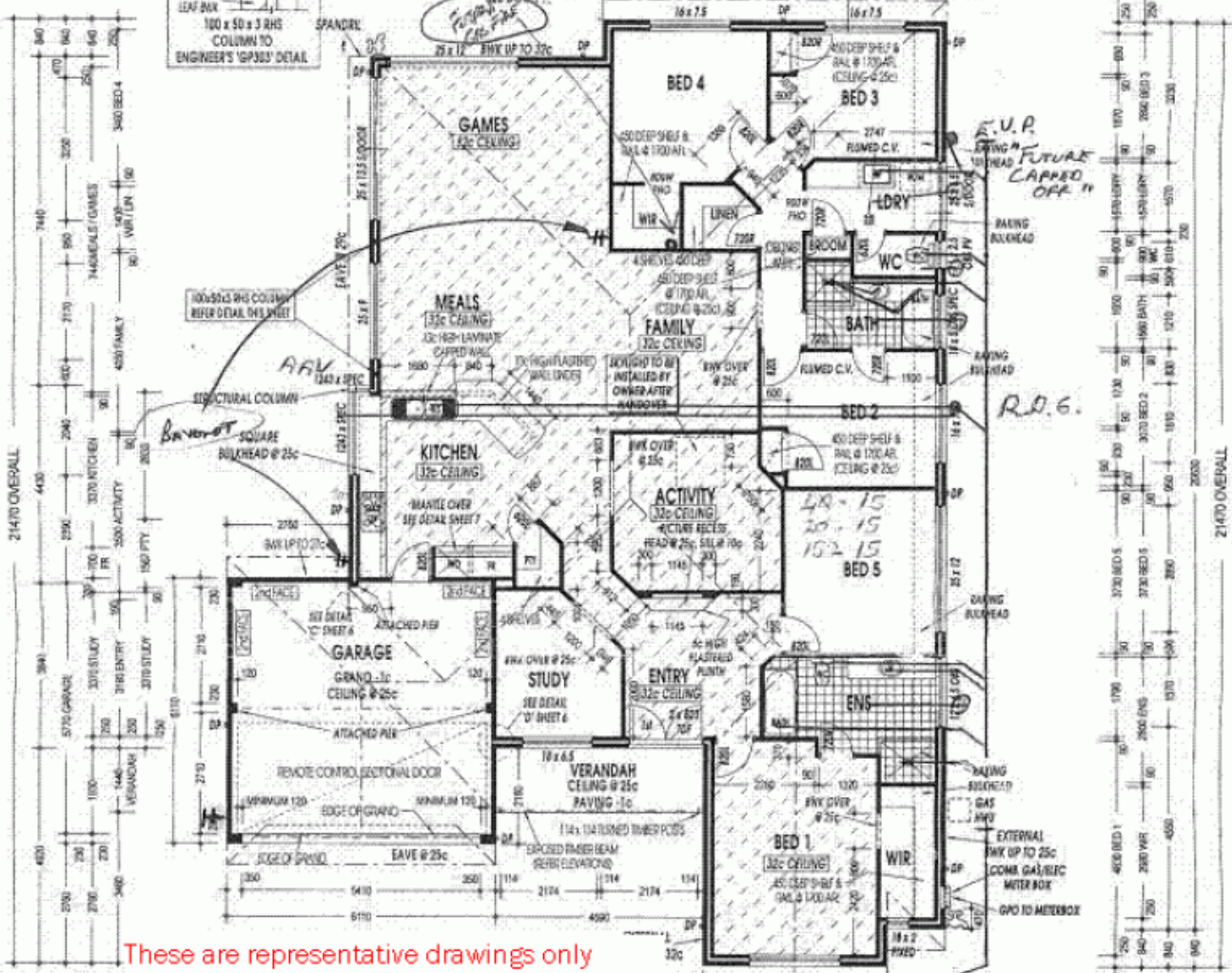


TILED ROOF @ 25°38' PITCH  
NON-COASTAL ZONE

**N1 WIND CLASSIFICATION**  
AS PER ENGINEER'S CERTIFICATE OF INSPECTION

"REFER TO CONSTRUCTION DETAILS SHEETS"

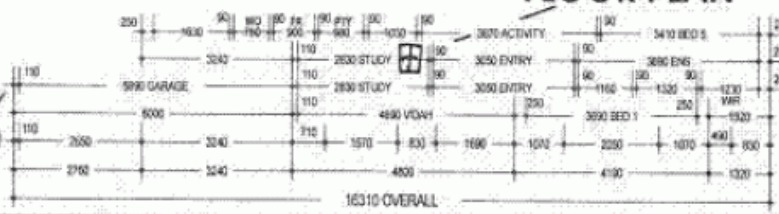
HOLDING DOWN RODS TO ISOLATED PIERS  
FULL HEIGHT ROD STRAPS TO ALL GARAGE PIERS



These are representative drawings only

OWNER NOMINATES "DALYELLUP PLUMBING" TO CARRY OUT ALL PLUMBING WORKS TO HOME

**FLOOR PLAN**



**32c HIGH CEILINGS TO GAMES, MEALS FAMILY, ACTIVITY, BED 1 BED 5, KITCHEN & ENTRY**  
NOTE WINDOW HEADS AT 25c DOUBLE ANGLES & BARK OVER ALL DOORS, WINDOWS & SLIDING DOORS

<b>HOUSE AREA</b>	HOUSE AREA = 229.48sqm GARAGE AREA = 36.56sqm V'DAH AREA = 6.75sqm
<b>TOTAL AREA</b>	TOTAL AREA = 272.80sqm
<b>PERIMETER</b>	PERIMETER = 70.04m

Content LIVING  
PH (08) 9443 5499

**BRICKWORK NOTES:**  
SMILE BARK TO ABOVE GARAGE TO BE 3/4 IN FACE WITH CONCRETE JOINT DIMENSIONS ARE TO SINKHOLE ONLY - PLASTER BARK NOT ALLOWED FOR

**ROOF NOTES:**  
ROOF TO BE DOWN IN ACCORDANCE WITH AS 1689  
CLAY TILE ROOF @ 25°  
HOLDING DOWN RODS TO PIERS AND STRAPS TO CARRY WIND AND LINTELS (REFER SHEETS 5 FOR DETAILS)  
ROOF CHIMNEY TO BE OUT REAR WALL SIDE

**PLUMBING NOTES:**  
W/TF PAPER TO FRONT ELEVATION ROOF DOWNPIERS TO ROOF SHALL BE AT CENTRES TO ROOF PLUMBING CONNECTION  
- FURNISH TAP TO KITCHEN SINK

*DOUBLE GAR. ENSUITE*  
*TASMAN TAPS*  
*1600 BATH. ENSUITE*

**GENERAL NOTES:**  
- REFER TO ENERGY EFFICIENCY SHEETS TO LIGHT FIXTURES AND REQUIREMENTS  
- CORNER PLASTER BEADS TO 45° CORNERS ONLY  
- DIMENSIONS SHOWN UNLESS NOTED OTHERWISE  
- REMOTE CONTROL SECTIONAL DOOR TO GARAGE (REFER TO ACCESSORY)  
- LEFT OFF HANGES TO ENSUITE & WC DOORS  
- ALL STAINLESS STEEL INSET FINISH  
- HANGES TO KITCHEN ENSUITE BATHROOM LAUNDRY CUPBOARD AND FRIDGE DOORS  
- DOUBLE TONGUE BARK TO INCLUDE & BATHROOM SKYLIGHT TO ACTIVITY TO BE INSTALLED BY OWNER AFTER HANDOVER

DATE	OWNER	OWNER
BUILDER	ARCHIBALD	PROPOSED RESIDENCE @
SHIRE OF CAPEL	SUMMIT REALTY SOUTH WEST	

DALYELLUP WA

