



5 Waddingham Retreat AUSTRALIND, WA



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2



2

On Natures Doorstep

This huge family home of 235.80m² is set on an acre in the tranquil setting of natures trees, river and lake.

Featuring:

4 Double sized bedrooms all with double robes

2 Bathrooms - master with double shower, double vanity and corner bath

Massive open plan living area containing kitchen with breakfast bar, dining area and family area looking out across the trees

Double door entry to theatre room

Double door entry to games room

Stepping outside to the gable patio for entertaining

Limestone steps from here lead you down to the river and trees

Keeping the property easy to maintain there is extensive paving around the home

Double automatic garage

Price: \$699,500



Greg Gardiner

0418 932 277

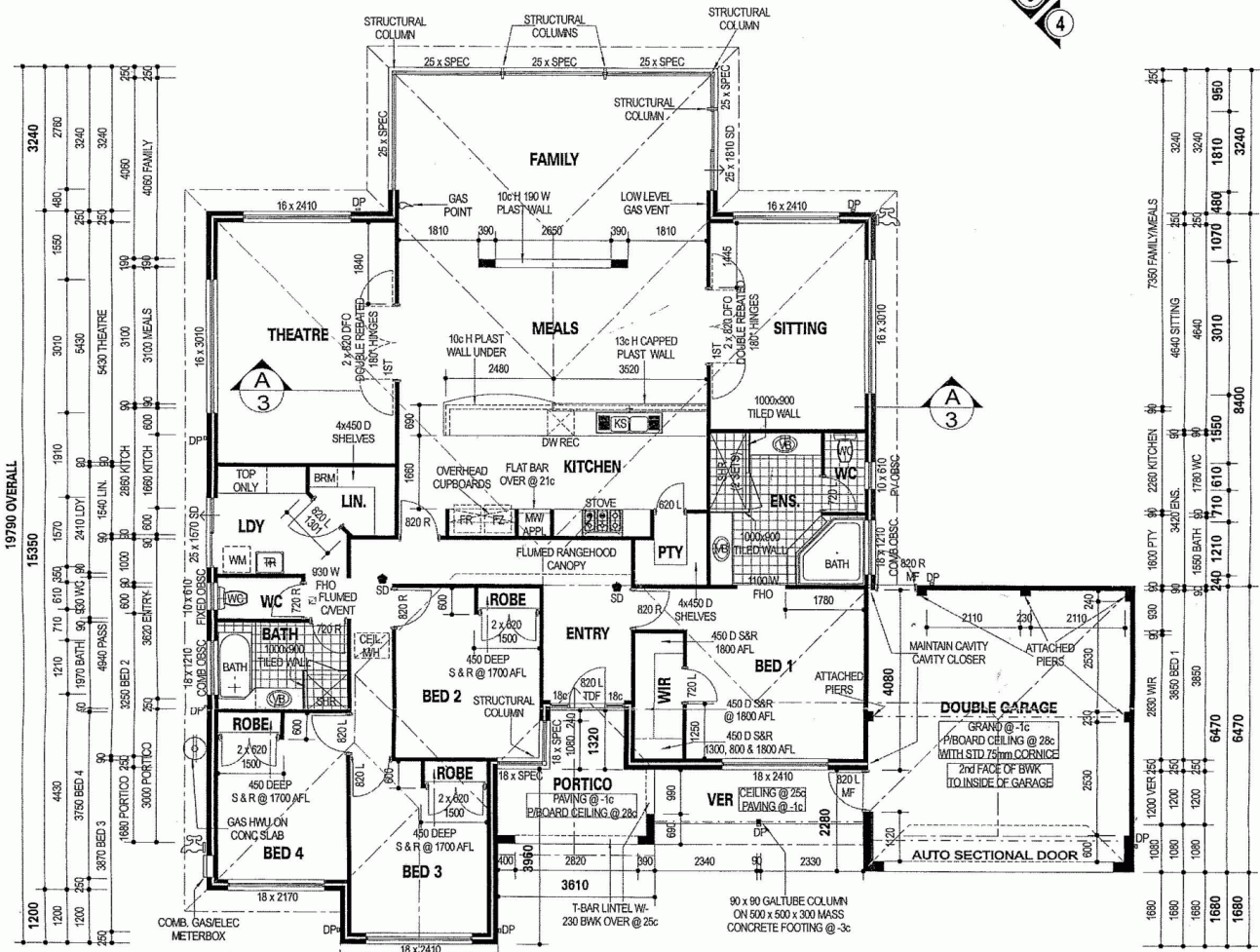
For more details please visit :

<https://www.summitbunbury.com.au/4731907>

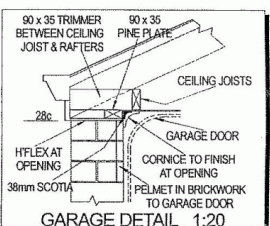
NOTE: COASTAL
AREA 4 APPLIES
REFER TO ENGINEER DETAILS

SITE CLASSIFICATION : H
FOOTING DETAIL : M2
WIND CATEGORY : N3

830	2410	840	2625	2300	2625	260	2410	830	930	5840
250	3990	90	1050	90	7050 MEALS	90	3510 SITTING	250	5840	5840
250	3890 THEATRE	90	1050	90	5910 KITCHEN	90	2520 ENS.	90	900 WC	5840
250	1950 LDY	90	1910 LIN.	90	1500 FRV FZ	720	2220 STOVE	90	1200 PTY	5840
250	2910 LDY	90		90	6390 PASS	90	1660 PTY	90	3510 ENS.	5840



NOTES
EXTERNAL WALLS CONSIST OF 250mm WIDE CAVITY BRICK CONST. UNLESS NOTED OTHERWISE.
110mm EXTERNAL LEAF & 90mm INTERNAL LEAF
ALL INTERNAL WALLS ARE PLASTERED UNLESS NOTED OTHERWISE.
RECTANGULAR DOWNPIPES POSITIONED AT PLUMBERS DISCRETION. FINAL POSITION MAY VARY TO PLAN.
PROVIDE CEILING INSULATION AS PER ADDENDA.
TERMITE TREATMENT AS PER ADDENDA INCLUDING GARAGE HARDSTAND.
FLUME VENTS AS PER ADDENDA.



250	1890 WC	90	1850 PASS	90	1770	90	1410 ROBE	90	2010 ENTRY	90	5230 BED 1	110	5890 GARAGE	110	
250		2910 BATH	90	830		3270 BED 2	90	2010	90	1110 WIR	90	4030 BED 1	110	5890	110
250		2910 BED 4	90	3080 BED 3	250	3810 PORTICO	4780 VER	110	5890	5170	800	470	110	110	
470	2170	360	590	2410	590	1200	1690	2270	2410	800	470	470	470	470	
	3000		3590		1200	1690		5480				6110			
														21070 OVERALL	

SOUTH WEST
Real Homes for Real People
20 Spencer Street
BUNBURY WA 6230
TELEPHONE (08) 9791 8888
FACSIMILE (08) 9791 9988

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.
DATED:

OWNER: WITNESS:
OWNER: WITNESS:

HOUSE NAME: GRAND BELLE VISTA (1c)		DRAWING NAME: FLOOR PLAN		SHEET No: 2 OF 5		REVISION: E 0531-B	
AREAS: UPDATED 2/3/2006 DSJ				VARIATIONS:			
House Area = 235.80m ²	Garage Area = 39.07m ²	Verandah Area = 8.81m ²	Portico Area = 8.90m ²	Rev No:	Variation:	Date Dm:	By:
TOTAL AREA = 292.58m ²				B	CK0531-02	1/9/05	DSJ
				C	FINAL DRAFT CHECK	7/9/05	JL
				D	CK0531-03	19/05	DSJ
				E	JT0531B-04	23/06	DSJ
Roof Area = 316.88m ²	Roof Perim = 85.62m	House Perim = 72.68m					

CLIENT NAME:
WRIGHT
SITE ADDRESS:
**LOT 157 WADDINGHAM RET.
MEADOW LANDINGS**
SHIRE: **SUMMIT CONVEY**

Date Drawn: 16/6/05 Scale: 1:400 CHECKED: [Signature]

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