DALYELLUP, WA

4 2 2

EXTRA SPECIAL - SECOND CHANCE!

This immaculately presented air conditioned, 4 bedrooms, 2 bathrooms home is feature packed.

4 double sized bedrooms all with robes
~ Master bedroom is king size with double enclosed wardrobes including built in cupboards as well

2 spacious modern bathrooms
~ Master with double vanity and shower. A six cupboard and 3 draw vanity unit with separate w/c

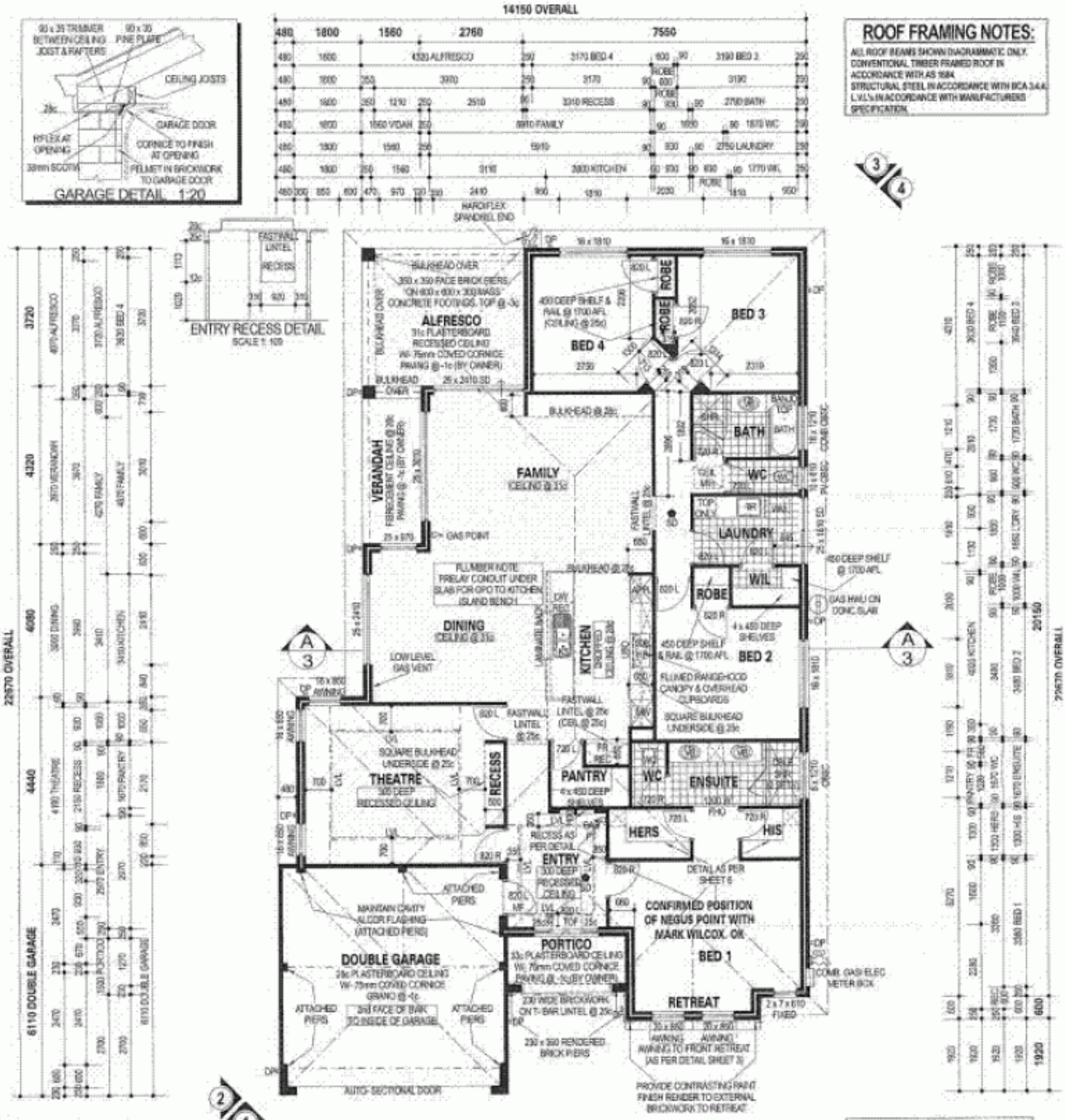
Large enclosed theatre room with feature coffered ceiling

Open plan kitchen, dining and family room
~ Kitchen with 900mm stainless steel oven and rangehood, induction cooktop, day hatch, mic

For more details please visit :
https://www.summitbunbury.com.au/4731919

Price: HOT NEW PRICE $457,000+

Lorraine Grassie



ROOF FRAMING NOTES:

ALL ROOF BEAMS SHOWN DIAGRAMMATIC ONLY.
CONVENTIONAL TIMBER FRAMED ROOF IN ACCORDANCE WITH AS 1684.
STRUCTURAL STEEL IN ACCORDANCE WITH BCA 3.4.4.
L.V.L's IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION.

NOTES:

EXTERNAL WALLS CONSISTS OF 250mm WIDE CAVITY BRICK CONST., 110mm EXTERNAL LEAF & 90mm INTERNAL LEAF UNLESS NOTED OTHERWISE.

ALL INTERNAL WALLS ARE TO BE PLASTERED UNLESS NOTED OTHERWISE.

RECTANGULAR DOWNPIPES TO BE POSITIONED AT PLUMBERS DISCRETION. FINAL POSITION MAY VARY TO PLAN.

PROVIDE FLUSHED VENTS AS PER ADDENDA.

PROVIDE CEILING INSULATION AS PER ADDENDA.

PROVIDE COLD WATER PLUMBING TO DW RECESS.

NOTE:
SINGLE LEAF WALL TO GARAGE IS NOT WATERPROOF

NOTE:
SMOKE DETECTORS TO BE 300mm FROM CORNICE/WALL

SITE CLASSIFICATION	: A
FOOTING DETAIL	: G
WIND CATEGORY	: N1

COASTAL AREA 3 APPLIES
REFER ENGINEERS SPECIFICATIONS

SCOTT PARK HOMES
20 Spencer Street
BUNBURY WA 6230
TELEPHONE (08) 9791 9888
FACSIMILE (08) 9791 9889

Scott Park Homes P/L reserves the right to vary dimensions and materials from those on display. Please check plans, specification and addenda carefully. All dimensions to take preference over scaling.

COPYRIGHT
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THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.

DATED: ...../...../.....

OWNER ..... WITNESS .....

OWNER ..... WITNESS .....

BUILDER ..... WITNESS .....

HOUSE NAME:	GRAND FRANKLIN CONTEMPORARY BB SW
DRAWING NAME:	FLOOR PLAN
SHEET No:	2 OF 6
REVISION:	C
JOB No:	0729-B

AREAS: UPDATED 14/09/2007 DSJ

House Area	= 208.33m²
Garage Area	= 36.52m²
Portico Area	= 4.70m²
Verandah Area	= 6.19m²
Alfresco Area	= 16.62m²
TOTAL AREA	= 272.36m²
Roof Area	= 298.71m²

VARIATIONS:

Rev No	Variation	Date D/M/Y	By
B	0729B-02	30/10/07	CN
C	FINAL DRAFT CHECK	12/6/07	NL

CLIENT NAME:

SITE ADDRESS:

COUNCIL:

DALYELLUP WA

SUMMIT REALTY SOUTH WEST

CHECKED