



8 Sepia Approach DALYELLUP, WA



4



2



2

## OCEANSIDE PACKAGE

What an opportunity to move into Dalyellup Oceanside

- 4 Bedrooms all with robes
- Front office
- Activity room
- Theatre room
- Open plan kitchen, dining and family room with a split reverse cycle air-conditioner
- Paved Alfresco
- Auto retic lawns and garden
- Double auto garage

For more details on this exclusive listing call Gillian Trench on 0419 196 740

**Price:** \$423,000



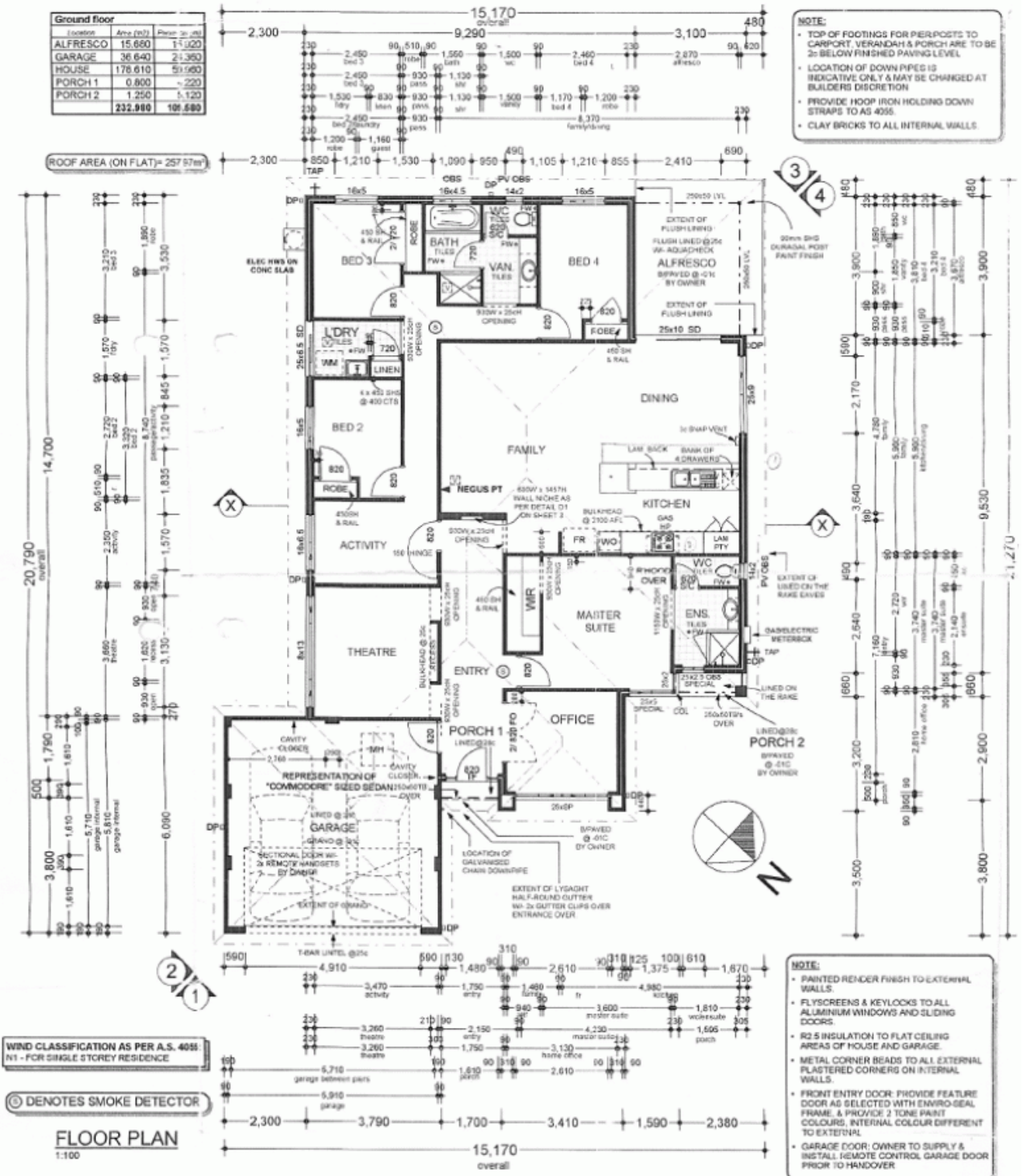
**Lorraine Grassie**

For more details please visit :  
<https://www.summitbunbury.com.au/4732207>

Location	Area (m <sup>2</sup> )	Price (\$/m <sup>2</sup> )
ALFRESCO	15,680	1-1,020
GARAGE	36,640	21,350
HOUSE	178,610	51,960
PORCH 1	0,800	~220
PORCH 2	1,250	5,120
<b>TOTAL</b>	<b>232,980</b>	<b>101,680</b>

ROOF AREA (ON FLAT) = 257.57m<sup>2</sup>

- NOTE:**
- TOP OF FOOTINGS FOR PERPOSTS TO CARPORT, VERANDAH & PORCH ARE TO BE 200 BELOW FINISHED PAVING LEVEL
  - LOCATION OF DOWN PIPES IS INDICATIVE ONLY & MAY BE CHANGED AT BUILDERS DISCRETION
  - PROVIDE HOOP IRON HOLDING DOWN STRAPS TO AS 4255
  - CLAY BRICKS TO ALL INTERNAL WALLS



WIND CLASSIFICATION AS PER A.S. 4055  
N1 - FOR SINGLE STOREY RESIDENCE

⊙ DENOTES SMOKE DETECTOR

**FLOOR PLAN**  
1:100

- NOTE:**
- PAINTED RENDER FINISH TO EXTERNAL WALLS
  - FLYSCREENS & KEYLOCKS TO ALL ALUMINIUM WINDOWS AND SLIDING DOORS
  - R2.5 INSULATION TO FLAT CEILING AREAS OF HOUSE AND GARAGE
  - METAL CORNER BEADS TO ALL EXTERNAL PLASTERED CORNERS ON INTERNAL WALLS
  - FRONT ENTRY DOOR: PROVIDE FEATURE DOOR AS SELECTED WITH ENVIRO-SEAL FRAME & PROVIDE 2 TONE PAINT COLOURS, INTERNAL COLOUR DIFFERENT TO EXTERNAL
  - GARAGE DOOR: OWNER TO SUPPLY & INSTALL REMOTE CONTROL GARAGE DOOR PRIOR TO HANDOVER