



12 Binningup Road BINNINGUP, WA



4



3



2

## BEACHSIDE MAGIC IN THE SOUTH WEST

Opportunities like this, in a small and sought-after coastal village like Binningup, only come along once in a while.

Ocean views; a central location just metres from the beach and general store; quality built; modern two-storey, four bedroom design; beautiful gardens, room to move.

Whether you're looking for a family home, a holiday retreat, an investment or somewhere to spend your retirement&hellip;it would be hard to find the absolute complete package offered for purchase now at 12 Binningup Road.

Standout features &ndash; besides its magic location near the beach &ndash; include:

- Extensive living areas with a big open family room downstairs looking out over the patio and gardens via alfresco sliding doors plus an upstairs entertainment room complete with ocean views, built-in bar, timber floors, sliding door access to the balcony and plenty of

For more details please visit :

<https://www.summitbunbury.com.au/4732215>

**Price:** \$595000



**Ruth Nandapi**

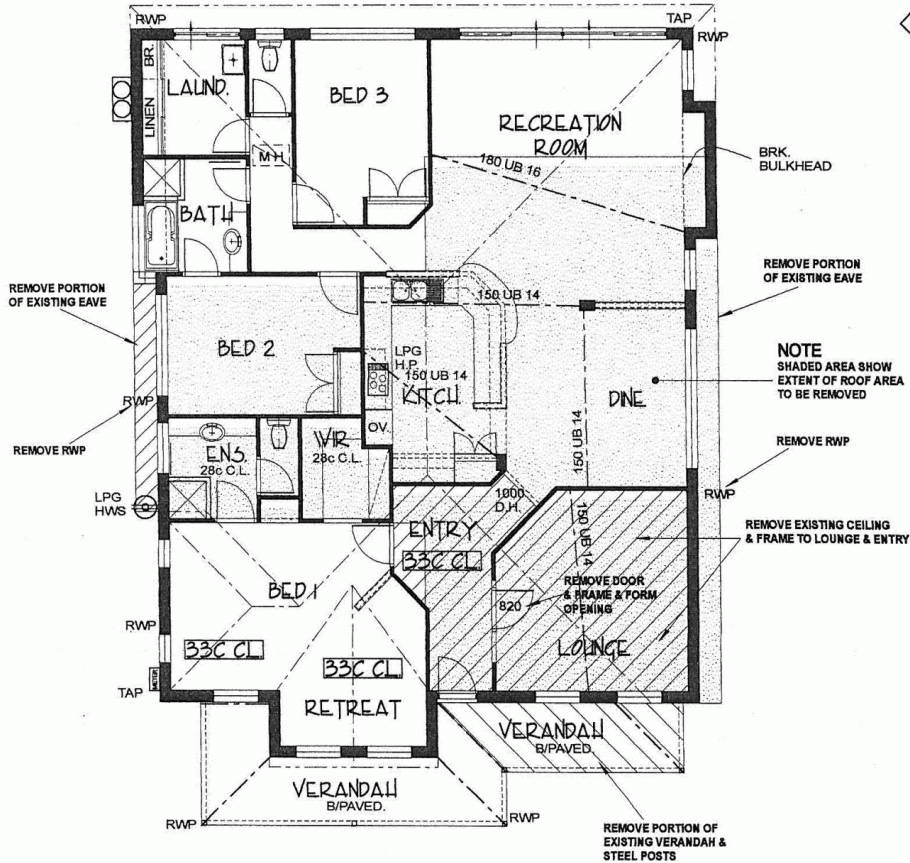
0419 955 965

COASTAL BUILDING  
REQUIREMENTS

RENDERED  
BRKWORK EXT.

1

2



**CLIENT NOTE**

DIMENSIONS SHOWN ON PLAN ARE BRICK SIZES. PLEASE ALLOW AN EXTRA 10mm TO EACH WALL FOR PLASTER & SET.

THIS ALLOWANCE SHOULD BE CONSIDERED WHEN CALCULATING CLEARANCES FOR FUTURE FITTINGS.

No. & PLACING OF RWP'S IS APPROX. & GOVERNED BY ROOF STRUCTURE & AT PLUMBERS DISCRETION.

REFER TO ENGS DETAILS FOR ALL STRUCTURAL REQMTS eg: FOOTINGS, SLAB, TIMBER FLOOR FRAME, ROOF MEMBERS, BEAMS ETC.

**MP B** DRAFTING & DESIGN  
 HOMES - ADDITIONS - UNITS  
 ASSOC. DIPLOMA OF ARCHITECTURAL DRAFTING  
 QUALITY DESIGNED HOMES TO SUIT YOUR NEEDS AND BUDGET  
 MARC - 0405 674 654

**" THE PHILPOTT RESIDENCE "**

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**EXISTING LOWER FLOOR PLAN**

LOT 92, BINNINGUP Rd, BINNINGUP, WA (HARVEY SHIRE)

STAGE	DRAWN	DATE
SKETCH	MARC	18/05/04
WDRAWING	MARC	18/08/04

SCALE 1 : 100

**SUMMIT** DRAWINGS

12 Binningup Road

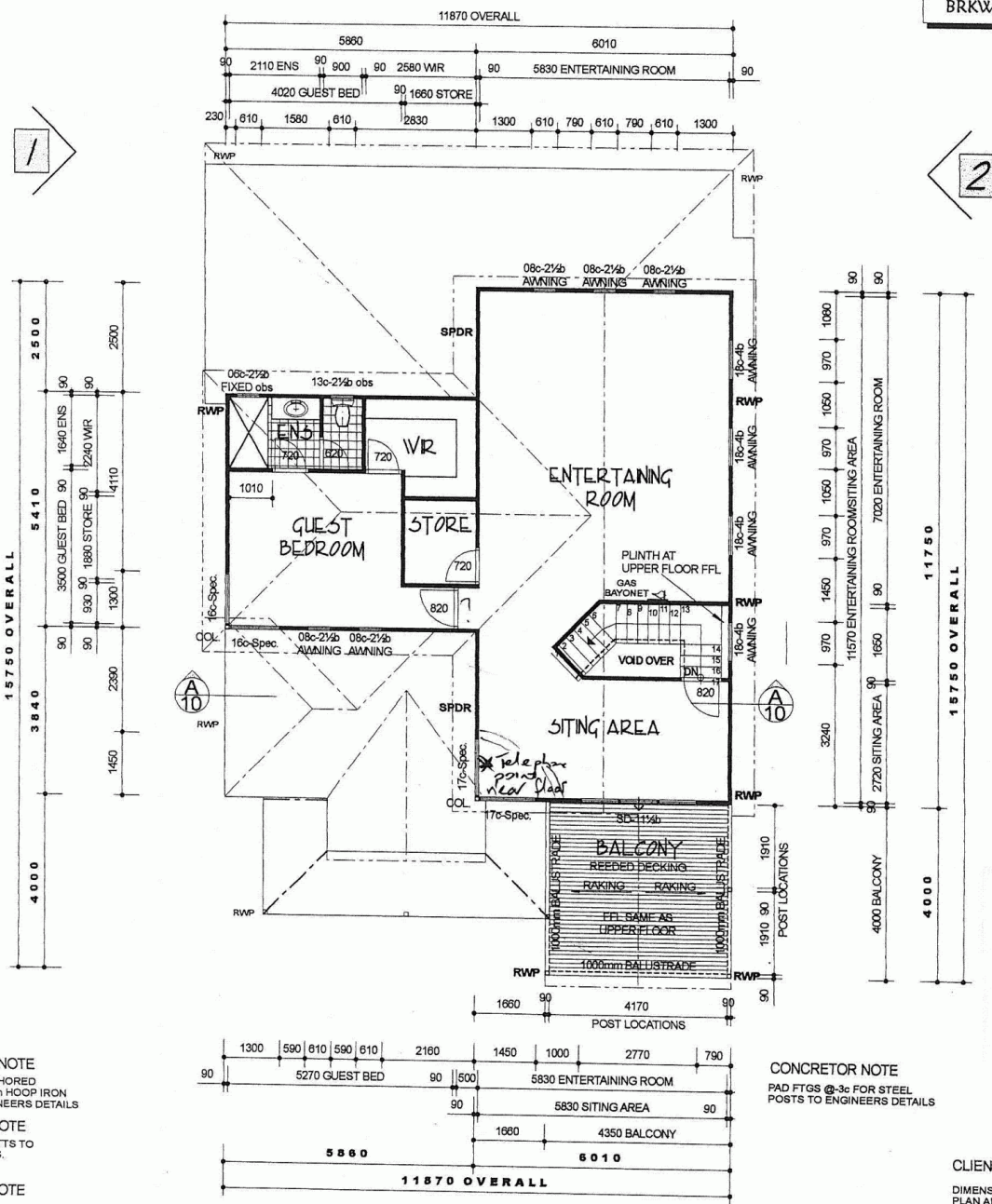
BINNINGUP, WA



**SOUTH WEST**

COASTAL BUILDING REQUIREMENTS

RENDERED BRKWK EXT.



**SUPERVISOR NOTE**  
ROOF TO BE ANCHORED DOWN WITH 25mm HOOP IRON STRAPS TO ENGINEERS DETAILS

**INSULATION NOTE**  
PROVIDE R2.5 BATTS TO ALL LIVING AREAS.

**PLASTERER NOTE**  
PROVIDE CASING BEADS TO ALL EXTERNAL CORNERS OF INTERNAL PLASTERED WALLS & SLIDING DOOR REVEALS.

**FIXING CARPENTER NOTE**  
450mm WIDE SHELF & RAIL 1800mm HIGH TO GUEST BED.

TOWEL RING TO ENSURE OR RAIL TO BE FIXED 900mm ABOVE F.F.L. BEHIND DOOR.

NO SHELVING TO STORE ROOM

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**CONCRETOR NOTE**  
PAD FTGS @-3c FOR STEEL POSTS TO ENGINEERS DETAILS

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**AREAS :**  
UPPER FLOOR 102.320m<sup>2</sup>(47.240m)  
BALCONY 17.400m<sup>2</sup>  
TOTAL AREA 119.720m<sup>2</sup>  
ROOF AREA 141.922m<sup>2</sup>(58.360m)

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**PROPOSED UPPER FLOOR PLAN**  
LOT 92, BINNINGUP Rd, BINNINGUP, WA (HARVEY SHIRE)

STAGE	DRAWN	DATE
SKETCH	MARC	18/05/04
WDRAWING	MARC	18/08/04

SCALE 1:100  
SHEET 2 OF 10 DRAWINGS

12 Binningup Road

BINNINGUP, WA

