



12 Binningup Road BINNINGUP, WA

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## 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



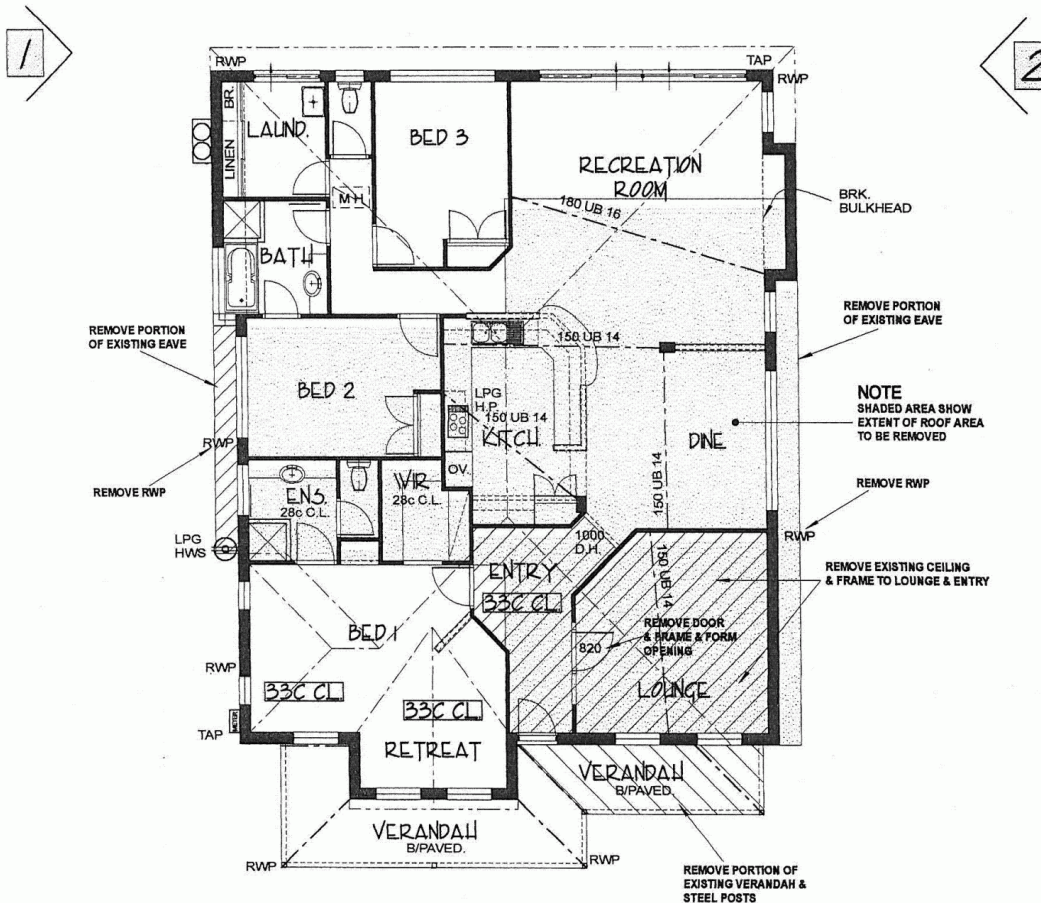
**Ruth Nandapi**

0419 955 965



COASTAL BUILDING  
REQUIREMENTS

RENDERED  
BRKWORK EXT.



#### 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**RAFTING  
& 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 "

COPYRIGHT 2005

EXISTING LOWER FLOOR PLAN

LOT 92, BINNINGUP Rd, BINNINGUP, WA

(HARVEY SHIRE)

STAGE	DRAWN	DATE
SKETCH	MARC	13/05/04
WDRAWING	MARC	13/08/04

SCALE 1 : 100

SUMMIT DRAWING 3

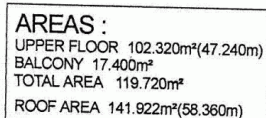
12 Binningup Road

BINNINGUP, WA



**SUMMIT**  
REALTY  
SOUTH WEST

RENDERED  
BRKWORK EXT.



SCALE 1:100  
**SUMMIT**  
SHEET 4 OF 10 DRAWINGS  
**REALLY**

## SOUTH WEST