



4 Nutley Court BINNINGUP, WA

 4  3  4

MORE THAN MEETS THE EYE

Impeccably presented, this home epitomises beachside living. You need to come behind the front door to really appreciate the care & research undertaken by the owner to create this holiday home. In fact there is more than enough here to make 4 Nutley Court your permanent residence.

Built in 2007, this colourbond/gypsum block and steel home is situated on an 844m² block at the top of Nutley Court. The elevated position provides ocean views from the second storey rooms and verandahs, as well as views across the tree filled valley to the north.

On the ground floor there is a cosy lounge area and a massive room which is currently used for a dining area, complete with tile fire. The kitchen is the hub of the downstairs area, with white Caesarstone granite benchtops & breakfast bar, festive red drawers/cupboards and a crisp white splashback. There is a stainless steel dishwasher, electric stove with gas hotplate & stainless splashback, rangehood, fridge recess and insulated corner pantry.

For more details please visit :

<https://www.summitbunbury.com.au/4732392>

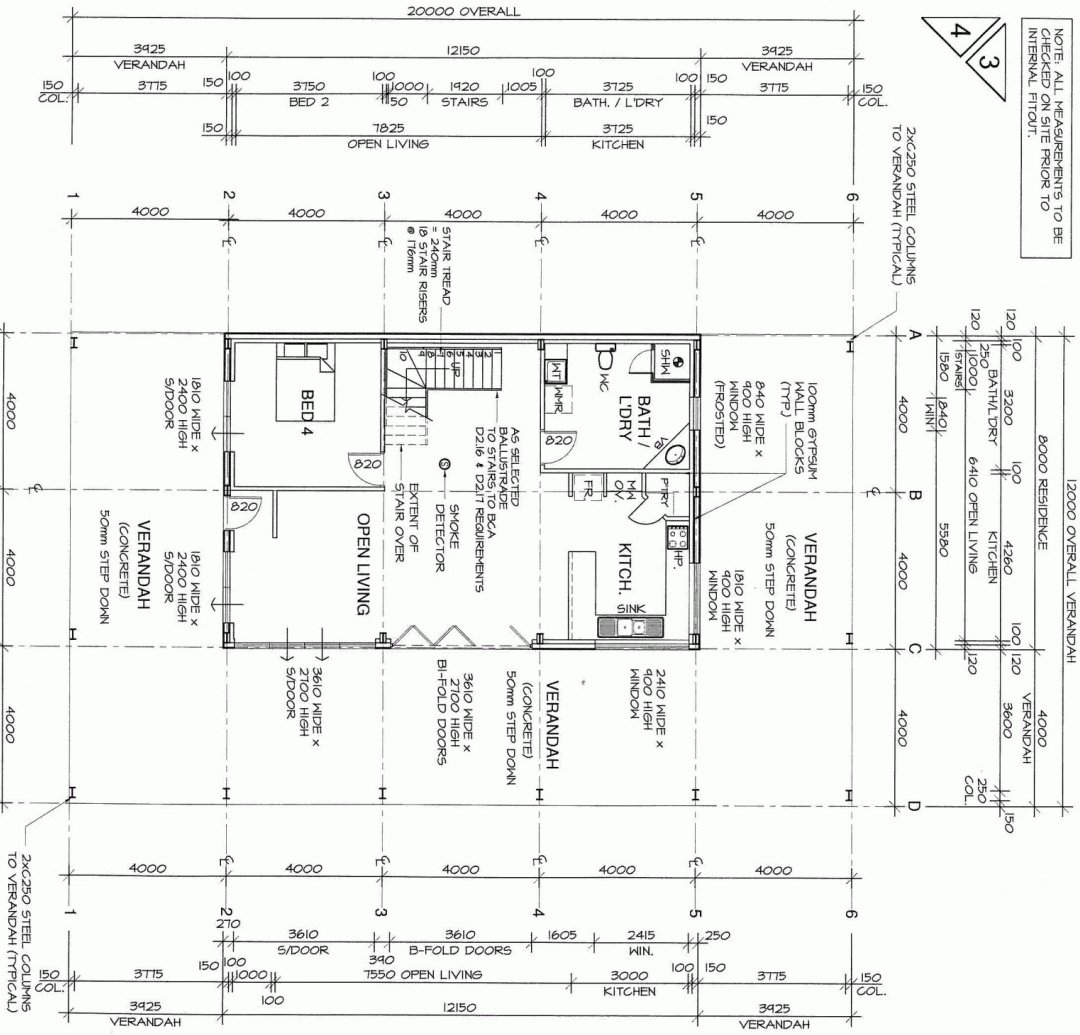
Price: \$597,500



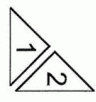
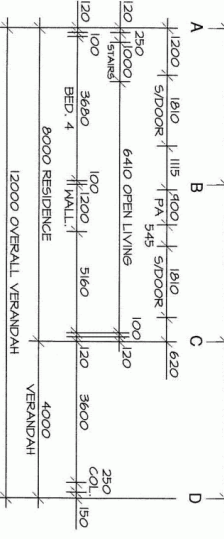
Ruth Nandapi

0419 955 965

NOTE: ALL MEASUREMENTS TO BE CHECKED ON SITE PRIOR TO INTERNAL FITOUT.



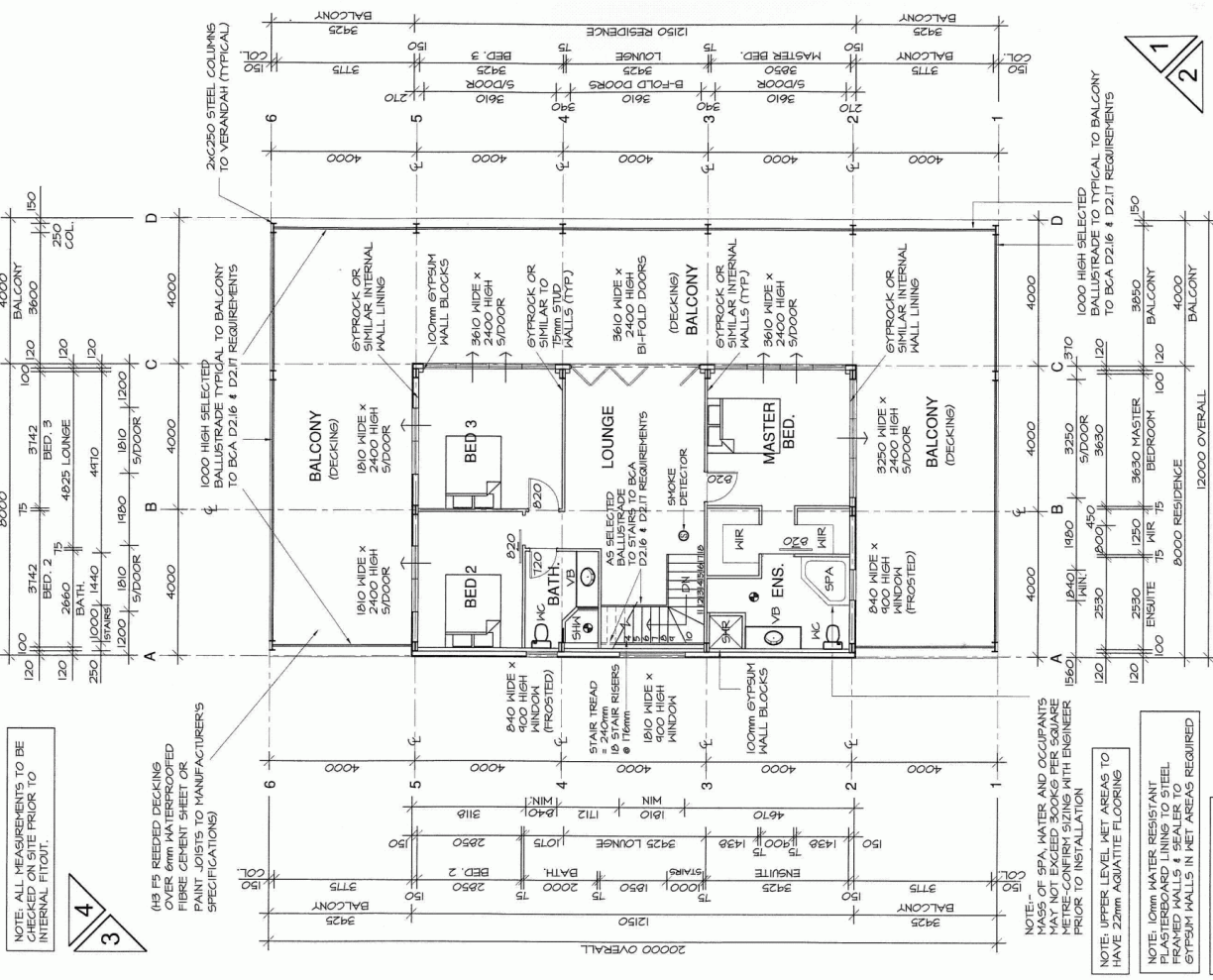
NOTE: 10mm WATER RESISTANT PLYSTERBOARD LINING TO STEEL FRAMED WALLS & SEALER TO GYPSUM WALLS IN WET AREAS REQUIRED



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(45 F5 REEDED DECKING OVER 6mm WATERPROOFED FIBRE CEMENT SHEET OR PARTIALLY TO MANUFACTURER'S SPECIFICATIONS)

NOTE: MASS OF SPA, WATER AND OCCUPANTS MAY NOT EXCEED 300KG PER SQUARE METRE. CONFIRM SIZING WITH ENGINEER PRIOR TO INSTALLATION

NOTE: UPPER LEVEL NET AREAS TO HAVE 22mm AQUATILE FLOORING

NOTE: 10mm WATER RESISTANT PLASTERBOARD LINING TO STEEL FRAMED WALLS & SEALER TO GYPSUM WALLS IN NET AREAS REQUIRED

NOTE: ALL EXHAUST FANS TO BE EXTERNALLY FLUED.

NOTE: ALL EXTERNAL DOORS TO HAVE DOOR SEALS

PLAN 1:100

Upper Floor

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 sheet 1136

SCHEDULE

UPPER FLOOR

scale 1:100
 date 16/12/2006