



11 Avon Gardens MILLBRIDGE, WA



COUNTRY OASIS IN THE HEART OF SUBURBIA

High pitched ceilings, timber floors and galleries of windows emphasise natural light and cooling breezes throughout. The rear doors open up to provide a seamless connection to the large rear deck, encouraging alfresco entertaining all throughout the year, a perfect point of relaxation to watch the children enjoy the boundless private grounds while taking in the coveted outlook of neighbouring bushlands.

Other outstanding features include:

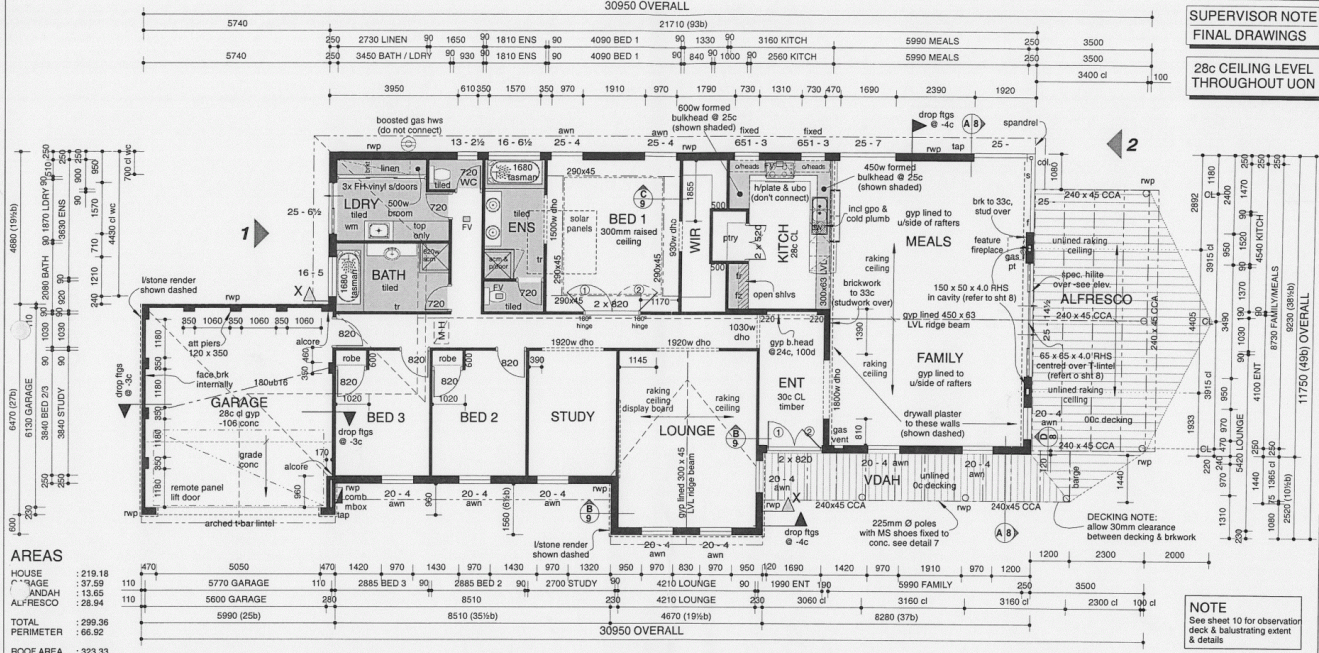
For more details please visit :
<https://www.summitbunbury.com.au/4733243>

Price: From \$750,000



Tim Cooper

0437 068 028



AREAS

HOUSE	: 219.18
GARAGE	: 37.59
ANDAH	: 13.65
ALFRESCO	: 28.94
TOTAL	: 299.36
PERIMETER	: 66.92
ROOF AREA	: 323.33
ROOF PERIM	: 85.02

CONCRETOR NOTE 450 x 450 x 300 DEEP CONC. PAU FTSG @ -04c FOR BUSH POLES DROP FTSG @ -03c TO ALLOW FOR CONC. GRADE TO GARAGE - SEE DETAIL SHT 1 DROP FTSG @ -04c TO ALLOW FOR DECKING.	BRICKLAYER NOTE ROOF TO BE ANCHORED DOWN WITH 25mm HOOP IRON STRAPS DN 15c @ MIN.1200mm. 6mm RODS & 3c OF LONGREACH AS PER EN'S.	PLASTERER NOTE PROVIDE CASING BEADS TO ALL EXTERNAL CORNERS OF INTERNAL PLASTERED WALLS & SLIDING DOOR REVEALS. PROVIDE DRYWALL LINING TO FAMILY ROOM AS INDICATED.	CEILING FIXER NOTE CEILINGS TO ROBES TO BE AT 2100mm, UNLESS OTHERWISE NOTED. SECURITY NOTE PROVIDE ADEMO MONITORED ALARM SYSTEM - INC. GPO TO WIR @ 2200.	FIXING CARPENTER NOTE 450mm WIDE SHELF & RAIL 1650mm HIGH TO BEDS 2 & 3 450mm WIDE SHELF & RAIL 1800mm HIGH TO BED 1. TOWEL RAIL TO BE FIXED 900mm ABOVE F.F.L.	ROOF FRAME NOTE PLANS DETAILED FOR "TRADITIONAL" ROOF FRAME CONSTRUCTION CONFORMING TO A.S. 1684. DALE ALCOCK HOMES RESERVE THE RIGHT TO USE AN ENG. TRUSS ROOF ALTERNATIVE. ROOF BEAM LOCATION & SIZE SHOWN ARE INDICATIVE ONLY. DALE ALCOCK HOMES RESERVE THE RIGHT TO AMEND BEAMS WITHOUT NOTICE WHILST CONFORMING TO A.S. 1684	CLIENT NOTE BUILDER ACCEPTS NO RESPONSIBILITY FOR DAMAGE TO GARAGE 820 DOOR DUE TO WEATHERING.
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PROPOSED RESIDENCE TO BE ERCTED ON -
**LOT 167 AVON GARDENS,
MILLBRIDGE ESTATE, EATON.**

FOR -
DAHSW

© COPYRIGHT

AMENDMENT
TS09083 Contract ID
080104 Prestart ID
1801120 Amend win & gas ID
0500004 final amend. MPB
2503004 elect amend. MPB
0404004 mch. sheet. MPB
1205004 bath phototop. MPB
2006004 final amend. MPB

DRAWN - ID
DATE - NOV 2003
SCALE - 1 : 100
SHT 3 OF 10 DWGS
JOB No. 1995

**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.**



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