



1/95 Clarke Street South Bunbury, WA



LITTLE GEM IN SOUTH BUNBURY

Be quick to snap up this beautiful well-presented unit positioned in the highly sought-after area of South Bunbury. Sitting on a 248m² easy maintained block is this conveniently located three bedroom, one bathroom street front unit. A whole lot of care and attention has been poured into this home and it presents a wonderful opportunity with all amenities only a short drive or walk away this would be ideal for a couple looking to downsize or a first home buyer looking to get into the market. With a single carport and a fully fenced yard it is very secure and private.

Features include:

- Three bedrooms
- Large master bedroom with semi-ensuite
- Minor bedrooms with built in robes
- Beautiful new floors in the living, meals, kitchen and passage area plus new carpet floor

For more details please visit :

<https://www.summitbunbury.com.au/4822446>

Price: \$245000

Council Rates: \$1,679.00/year (approx)

Water Rates: \$1,169.00/year (approx)



Tracy Mills

0429 000 887

SITE CLASSIFICATION - CLASS S
 (REFER TO SITE REPORT FOR DETAILS)
 WIND LOAD - N1
 COASTAL REQUIREMENTS - NO

ROOF CARPENTER NOTE

- ROOF FIT AT 25°30' WITH 40W EAVES UNO
 - TIMBER ROOF CONSTRUCTED IN ACCORDANCE TO AS1684
 - CEILINGS AT 25c + PLATE UNLESS NOTED OTHERWISE

ROOF INSULATION NOTE

- MIN R 3.0 CEILING INSULATION TO HOUSE, GARAGE & STORE
 - EXCLUDES OUTDOOR AREAS UNO (ENVC, VDAH)

GARAGE NOTE

- SINGLE LEAF WALL TO GARAGE IS NOT WATERPROOF

FIXING CARPENTER NOTE

- 4 No. 43SD BUSHES TO TRIMMY AND LINEN
 - 4500 SHELF AND RAIL TO WIR, ROBES

ELECTRICAL NOTE

- SMOKE DETECTOR TO BCA 3.7.2. AS INDICATED ON PLAN @

CEILING FIXER NOTE

- ALL FLUSHED AND BUTT JOINTS MUST BE BACK BLOCKED
 AND BULF-HEADS ARE TO BE CORNER TAFED

SUPERVISOR NOTE

- REFER TO ENGINEERS DETAILS & SPECIFICATIONS

HOLD DOWN ROD NOTE

- INDICATES LOCATION OF HOLD DOWN RODS TO BEAMS ON EXTERNAL WALLS AS PER ENG. DETAILS

ROOF PLUMBER NOTE

- PROVIDE SLOTTED GUTTERS (ENDING GUTTER ON WALLS)
 - FINAL POSITIONS OF RWPS TO BE DETERMINED BY ROOF PLUMBER ON SITE

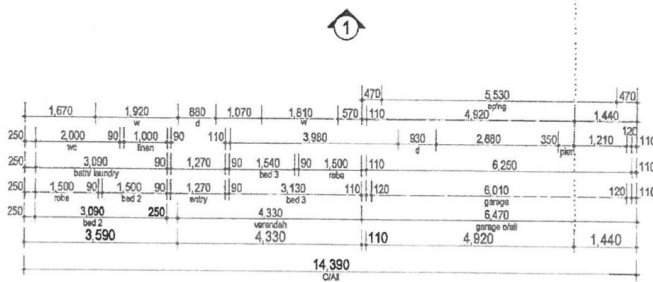
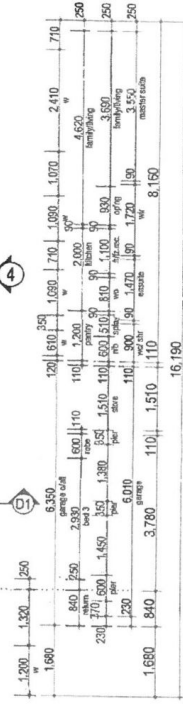
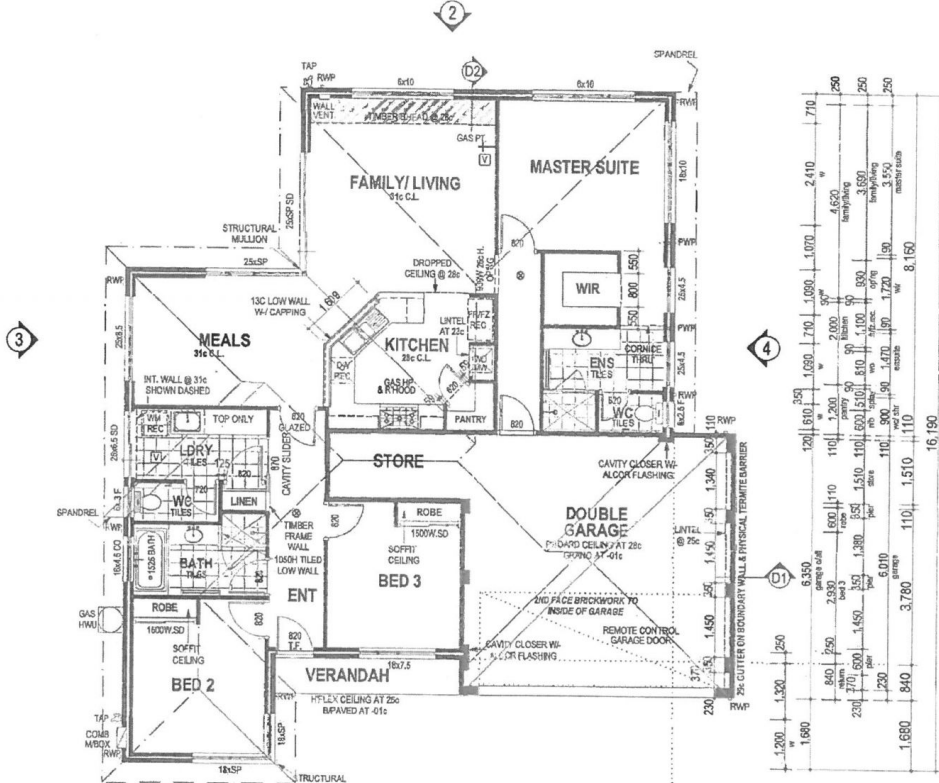
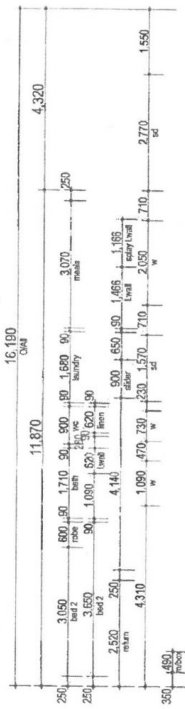
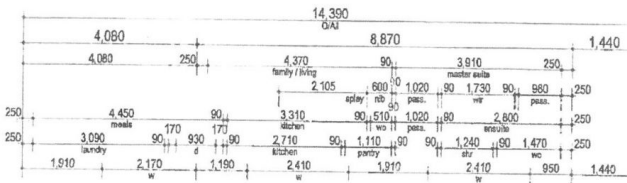
PAVING NOTE

- REFER TO SITE PLAN FOR EXTENT OF PAVING

GENERAL NOTE

- PROVIDE PAINTING ON DRY PLASTER INTERNALLY
 - PROVIDE VENEZIAN BLINDS EXCLUDING NET REAS

DO NOT SCALE FROM THIS DRAWING
 All Sub-contractors to check dimensions & notes prior to inflicting works. Any discrepancies to be notified to the Site Supervisor without delay.
 ALL DIMENSIONS TO BRICKWORK.



CLIENTS:
 BUILDER: _____
 DATE: _____
 WITNESS: _____

FINAL WORKING DRAWINGS
 These are the final working drawings FOR CONTACT NO. _____
 We acknowledge that these drawings have been checked & approved by us (the client) as conforming with our requirements and intentions.

FLOOR PLAN

Area m²	Perimeter m
1. FLOOR PLAN	137.017 64.720
2. GARAGE	39.927 25.637
3. VERANDAH	3.637 10.340
4. STORE	4.862 9.460
5. SLAB AREA	127.628 63.445
6. TOTAL AREA	185.444 61.157
7. ROOF	201.392 62.860

LATENCY NOMINEES PTY LTD (A.C.N. 098 866 595)
 TRUSTEE FOR THE SUMMIT HOMES GROUP UNIT TRUST

8/7 HENNESSY ROAD, BUNBURY, W.A. 6250
 TELEPHONE (08) 9722 0300 FAX (08) 9791 9813

PROPOSED RESIDENCE FOR:
HAYWARD
 ADDRESS:
**LOT 5 LATREILLE ROAD
 BUNBURY**

VARIATIONS:
 V91 17/02/11 CW

SHEET 1 OF 8 SPECIAL

LAST OPENED:
 Tue 30 Nov 2010

DATE: 28/11/10
 DRK: SP
 CHD: PB
 SCALE: 1:100
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JOB NO: 130308

1/95 Clarke Street

South Bunbury, WA

