



377 Parade Road Dalyellup, WA

 3  2  2

## CALLING all first home buyers or downsizers

Why rent or wait to build when this home is ready to move into straight away.

Located close to the local primary school and parklands this three-bedroom two-bathroom this property is the ideal first home.

Featuring a large master bedroom with walk in robe and ensuite with spacious vanity and separate toilet. The timber look flooring throughout the living, dining and kitchen areas create modern feel, as does the spacious kitchen with plenty of cupboard space.

Enjoy the low maintenance garden and lawn areas, with the double lock up garage at the rear of the property and a full enclosed yard, so stop dreaming and start living.

**Price:** Offers over \$299,000

**Council Rates:** \$2,077.00/year (approx)

**Water Rates:** \$613.00/year (approx)



**Lorraine Grassie**



**Adrian Triplett**

0419 971 888

For more details please visit :

<https://www.summitbunbury.com.au/4835247>

**Coastline HOMES**

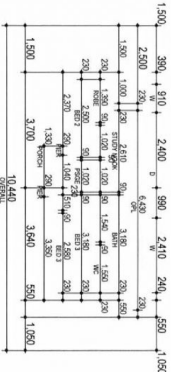
PH 08 9791 8001  
 LINDA  
 10 Blandway  
 WARRINGTON  
 WA 98148  
 P.O. BOX 1774  
 BURLING WA 98131

PROPOSED RESIDENCE FOR:  
**K. BLACKWOOD**  
 ADDRESS:  
**LOT 575 PARADE ROAD  
 DALVELLUP**

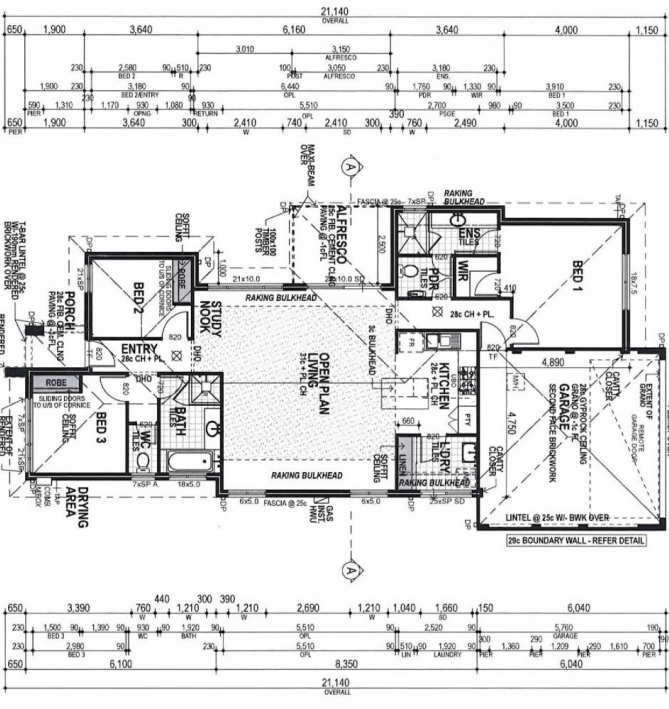
UNITS: 1  
 DATE: 04/27/15  
 DRAWN BY: LK  
 CHECKED BY: LK  
 SCALE: AS SHOWN

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 SHEET NUMBER: 1 OF 9

**FLOOR PLAN**  
 SCALE: 1/100



AREAS	HOUSE	122.24m <sup>2</sup>
GARAGE	35.58m <sup>2</sup>	
ALFRESCO	8.18m <sup>2</sup>	
PORCH	2.25m <sup>2</sup>	
TOTAL	168.31m <sup>2</sup>	
ROOF AREA	183.44m <sup>2</sup>	
PERIMETER	81.14M	



- COLORBOND ROOF ON  
25° PITCH**
- NOTE:**  
 1. ROOMS ARE TO BE FINISHED TO A FINISH LEVEL OF 1.00M UNLESS OTHERWISE SPECIFIED.  
 2. ALL WALLS TO BE FINISHED TO A FINISH LEVEL OF 1.00M UNLESS OTHERWISE SPECIFIED.  
 3. ALL FLOORS TO BE FINISHED TO A FINISH LEVEL OF 0.00M UNLESS OTHERWISE SPECIFIED.
- 2- LIMESTONE FACE BRICKWORK  
LAD HALF BOND  
25M X 50M X 75M**
- 2- LIMESTONE FACE BRICKWORK  
LAD HALF BOND  
25M X 50M X 75M**
- 2- BOUNDARY WALL - REFER DETAIL**
- DO NOT SCALE FROM DIMENSIONS  
 FOLLOWED AND CHECKED ON  
 DIMENSIONS OF WORKS  
 DOWN PIPES ARE TO BE LOCATED  
 AS SHOWN ON THE PLAN AND  
 NOT TO BE LOCATED IN THE  
 FLOOR WALLS/CEILING/ENTRANCE  
 UNLESS OTHERWISE SPECIFIED  
 DIMENSIONS ARE IN METERS  
 UNLESS OTHERWISE SPECIFIED  
 ALL DIMENSIONS TO FACE UNLESS  
 OTHERWISE SPECIFIED**