



132 Grand Entrance Australind, WA

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WHEN ONLY THE BEST WILL DO!

Perfect four bedroom, two bathroom, Summit Homes ex display! Currently leased at \$420pw until August 2020.

This stunning home offers open plan living with dining, living and kitchen with breakfast bar, large double door pantry and so much more!

The parents wing features a huge main bedroom with walk in robe and ensuite.

There is abundant space with a separate home theatre and an activity room and the home has quality fixtures and fittings throughout.

Price: \$465,000

Council Rates: \$2,176.69/year (approx)

Water Rates: \$1,228.44/year (approx)



Lorraine Grassie

For more details please visit :

<https://www.summitbunbury.com.au/4877128>

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

ROOF CARPENTER NOTE

ROOF PITCH AT 25°38' WITH 450W EAVES UNO
WESPIRE BLUE TIMBER ROOF CONSTRUCTED IN ACCORDANCE TO AS1684
CEILING AT 28c + PLATE UNLESS NOTED OTHERWISE

ROOF PLUMBER NOTE

PROVIDE SLOTTED GUTTERS (EXCLUDING GUTTER ON WALLS)
FINAL POSITIONS OF RWP TO BE DETERMINED BY ROOF PLUMBER ON SITE

ROOF INSULATION NOTE

R4.0 CEILING INSULATION TO HOUSE, GARAGE, AND ANY
EXTERNAL PLASTERBOARD CEILINGS IF APPLICABLE

ELECTRICAL NOTE

SMOKE DETECTOR TO BCA 3.7.2. AS INDICATED ON PLAN

FIXING CARPENTER NOTE

4 No. 450D SHELVES TO PANTRY AND LINEN UNO
450D SHELF AND RAIL TO ALL WIR, ROBE AND ROBE RECESS UNO
450D SHELF AT 1750 AFL TO 8800M CUPBOARD, IF ANY

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

SUPERVISOR NOTE

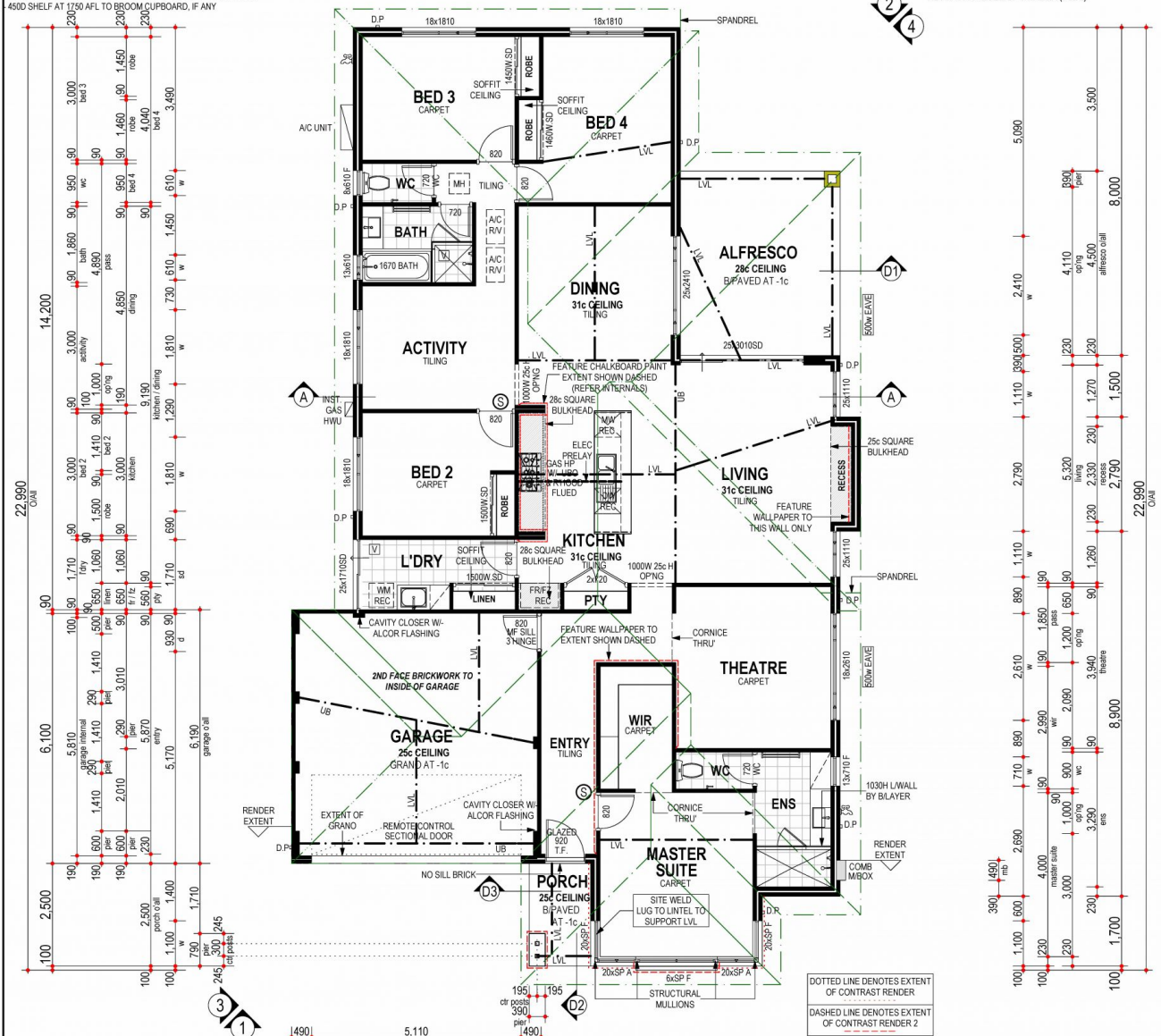
REFER TO STRUCTURAL ENGINEERS DETAILS
ALL PLANS TO BE READ IN CONJUNCTION WITH
ENGINEERS DRAWINGS & STANDARD SPECIFICATION.
FINAL POSITIONS/NUMBER OF GARAGE PIERS TO BE
DETERMINED UPON RECEIPT OF ENGINEERS CERTIFIED PLANS.

RENDER WALL NOTE

RENDERED WALLS CONSTRUCTED WITH 230 CAVITY
BWORK AS NOTED ON PLAN.
PROVIDE 28mm SCOTIA TO JUNCTIONS OF RENDERED
WALLS & HARDIFLEX CEILINGS

SANITARY COMPARTMENT NOTE

DOORS TO FACILITIES INSTALLED WITH LIFT-OFF HINGES
AS PER PART 3.8.3.3 OF THE B.C.A. (VOL. 2)



GARAGE NOTE

SINGLE LEAF WALL TO GARAGE IS NOT WATERPROOF
FALL GARAGE SLAB 20mm TOWARDS MAIN GARAGE OPENING

DOOR NOTE

ALL DOOR & DOOR HARDWARE AS PER ADDENDUM

CEILING MATERIAL NOTE

PORCH - HARDIFLEX CEILING
GARAGE - HARDIFLEX CEILING
ALFRESCO - HARDIFLEX CEILING

BUILDER: _____
CLIENT(S): _____
WITNESS: _____

TANGENT NOMINEES PTY LTD (A.C.N. 008 865 585)
TRUSTEE FOR THE SUMMIT HOMES GROUP UNIT TRUST.

PROPOSED RESIDENCE FOR:
TANGENT NOMINEES

ADDRESS
**LOT 1024, GRAND ENTRANCE
TREENDALE, AUSTRALIND. Australind, WA**

VARIATIONS:
ENGINEERS - THO - 15-05-14
PRE-START 08.07.14 DOS
ERROR LOG 25.08.14 JEG
V001 VARIOUS 01-09-14 THO
V002 ENTRY DOOR 22-01-15 CTE
V003 ENTRY DOOR 28-01-15 CTE

V004 BBQ 13-02-15 THO

FLOOR PLAN

	Area m ²	Perimeter m
1. FLOOR PLAN	197.376	70.760
2. GARAGE	36.735	24.380
3. PORCH	3.750	8.000
4. ALFRESCO	17.550	16.800
5. TOTAL AREA	255.417	73.760
6. ROOF	281.160	75.360

LAST OPENED:
Mon 07 Jul 2014
TIME: 08:39:51
DATE: 08-04-14
DRN: THO
CHD:
SCALE: 1:100
COPYRIGHT 2014

132 Grand Entrance
242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-1226-1227-1228-1229-1230-1231-1232-1233-1234-1235-1236-1237-1238-1239-1240-1241-1242-1243-1244-1245-1246-1247-1248-1249-1250-1251-1252-1253-1254-1255-1256-1257-1258-1259-1260-1261-1262-1263-1264-1265-1266-1267-1268-1269-1270-1271-1272-1273-1274-1275-1276-1277-1278-1279-1280-1281-1282-1283-1284-1285-1286-1287-1288-1289-1290-1291-1292-1293-1294-1295-1296-1297-1298-1299-1300-1301-1302-1303-1304-1305-1306-1307-1308-1309-1310-1311-1312-1313-1314-1315-1316-1317-1318-1319-1320-1321-1322-1323-1324-1325-1326-1327-1328-1329-1330-1331-1332-1333-1334-1335-1336-1337-1338-1339-1340-1341-1342-1343-1344-1345-1346-1347-1348-1349-1350-1351-1352-1353-1354-1355-1356-1357-1358-1359-1360-1361-1362-1363-1364-1365-1366-1367-1368-1369-1370-1371-1372-1373-1374-1375-1376-1377-1378-1379-1380-1381-1382-1383-1384-1385-1386-1387-1388-1389-1390-1391-1392-139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