



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 450M EAVES LINO  
 WESPERINE BLUE TIMBER ROOF CONSTRUCTED IN ACCORDANCE TO AS1684  
 CEILINGS 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 LINO  
 450D SHELF AND RAIL TO ALL WIR, ROBE AND ROBE RECESS UNO  
 450D SHELF AT 1750 AFL TO BROOM 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**

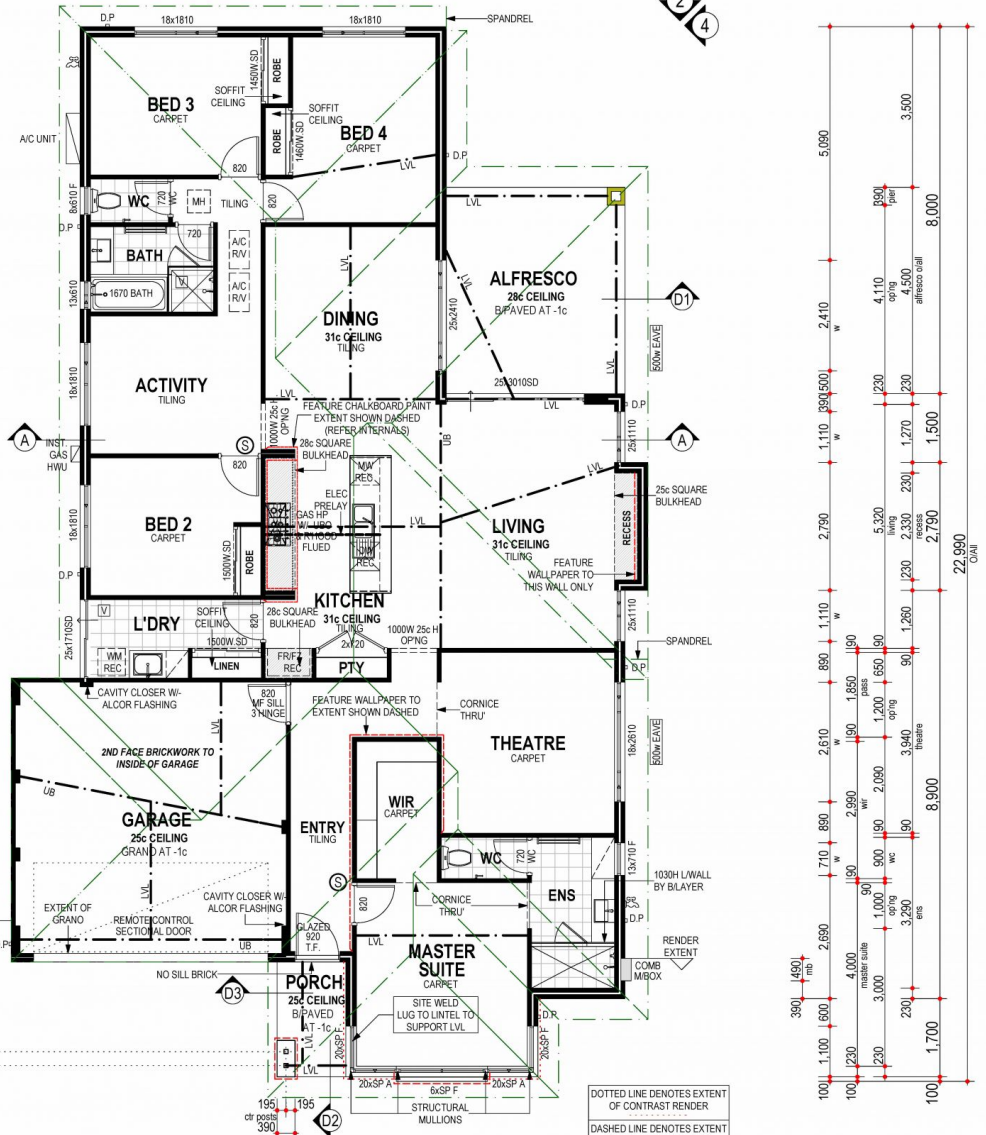
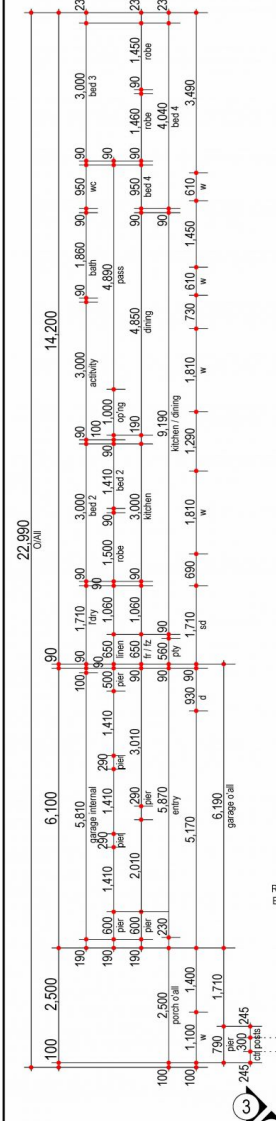
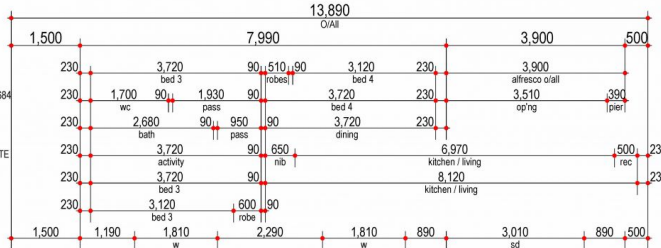
- REFER TO STRUCTURAL ENGINEERS DETAILS  
 - ALL PLANS TO BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS & STANDARD SPECIFICATION.  
 - FINAL POSITIONS NUMBER OF GARAGE PIERS TO BE DETERMINED UPON RECEIPT OF ENGINEERS CERTIFIED PLANS.

**RENDER WALL NOTE**

- RENDERED WALLS CONSTRUCTED WITH 230 CAVITY FWORK AS NOTED ON PLAN.  
 - PROVIDE 38mm 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)



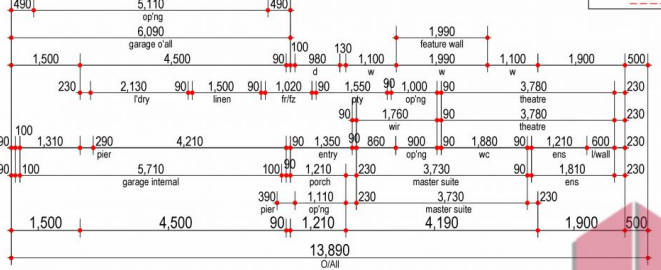
DOTTED LINE DENOTES EXTENT OF CONTRAST RENDER  
 DASHED LINE DENOTES EXTENT OF CONTRAST RENDER 2

**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: \_\_\_\_\_



**FLOOR PLAN**

Area m <sup>2</sup>	Perimeter m
1. FLOOR PLAN	197.376
2. GARAGE	36.735
3. PORCH	3.750
4. ALFRESCO	17.550
5. TOTAL AREA	255.417
6. ROOF	281.160

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

132 Grand Entrance  
 243 Grand Entrance  
 TELEPHONE (08) 93 17 0100 FAX (08) 9330 4507

PROPOSED RESIDENCE FOR:  
**TANGENT NOMINEES**

ADDRESS  
**LOT 1024, GRAND ENTRANCE  
 TRENDALE, 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 BQ 13-02-15 THO

SHEET 1 OF 17

LAST OPENED:  
 Mon 07 Jul 2014  
 TIME: 08:39:51  
 DATE: 08-04-14  
 DRN: THO  
 CHD:  
 SCALE: 1:100  
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 142837

