



3/35 Winton Street Carey Park, WA



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## INVESTMENT OPPORTUNITY

Calling all property investors!!

Currently rented under the NRAS scheme.

This 3 bedroom 2 bathroom home featuring open plan living area and double garage is a great investment, all conveniently located close to schools and the Park Centre Shopping Precinct.

Contact Team Miller Triplett for more information.

**Price:** Offers Over \$275,000

**Council Rates:** \$1,845.00/year (approx)

**Water Rates:** \$1,103.00/year (approx)



**Adrian Triplett**

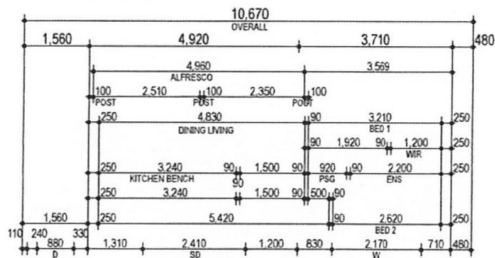
0419 971 888

For more details please visit :

<https://www.summitbunbury.com.au/4900394>

COLORBOND ROOF ON 25° PITCH

- NOTE:
1. 4x450w SHELVES TO LINEN & PANTRY
  2. 1x450w SHELF & HANG. RAIL TO BIR'S & WIR
  3. VINYL SLIDING ROBE LINEN DOORS TO UNDERSIDE OF CORNICE
  4. DOOR HANDLES AT 1600 AFL
- ☒ HARD WIRED SMOKE DETECTOR TO B.C.A. 3.7.2



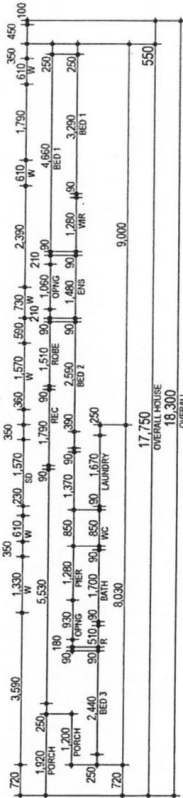
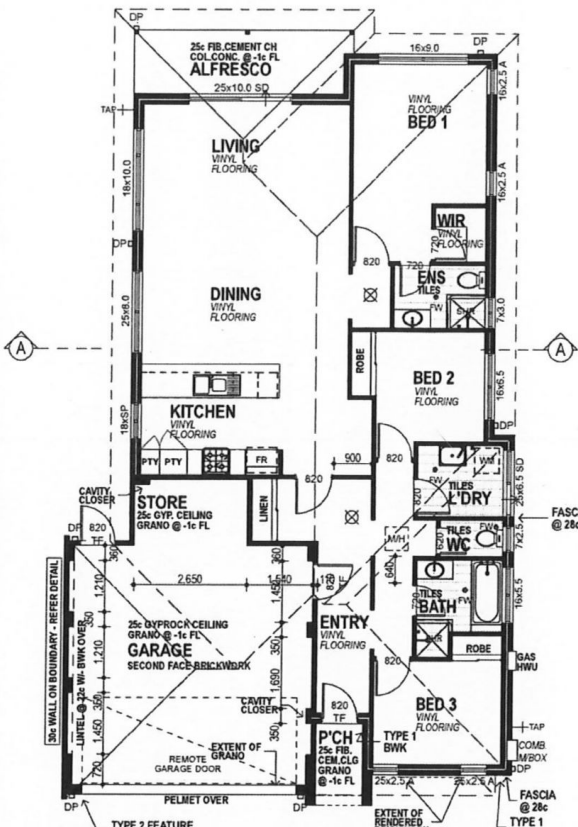
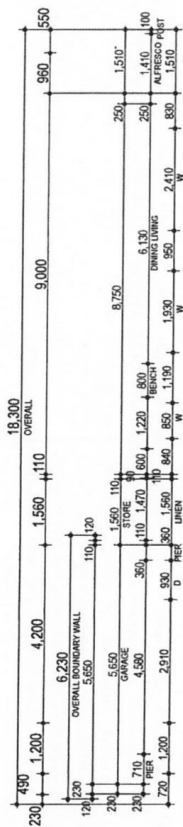
DO NOT SCALE FROM DRAWINGS DIMENSIONS MUST BE FOLLOWED AND CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS

DOWN PIPES ARE TO BE LOCATED AT PLUMBERS DISCRETION TO SUIT ROOFWATER VOLUME AND ROOF MEMBERS

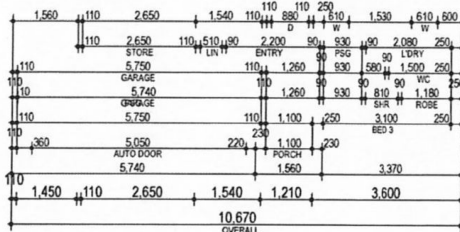
FLOOR WASTE/CEILING VENTS SHOWN DIAGMATICALLY ONLY

ROOF BEAMS ARE SHOWN DIAGMATICALLY ONLY

CL @ 28' THROUGHOUT UNLESS NOTED OTHERWISE



FLOOR PLAN SCALE 1:100



AREAS	
HOUSE:	117.12m <sup>2</sup>
GARAGE:	39.12m <sup>2</sup>
ALFRESCO:	7.56m <sup>2</sup>
PORCH:	2.33m <sup>2</sup>
<b>TOTAL:</b>	<b>166.13m<sup>2</sup></b>
ROOF AREA:	181.53m <sup>2</sup>
PERIMETER:	66.43LM

**Coastline HOMES**

PH 08 9791 6001  
 FAX 08 9791 6002  
 Suite B, 2nd Floor,  
 Bunbury Plaza  
 Office Complex,  
 Spencer Street,  
 Bunbury WA 6230  
 P.O. BOX 1774  
 Bunbury WA 6231

PROPOSED RESIDENCE FOR:  
**COASTLINE BUILDING GROUP Pty.Ltd.**

ADDRESS:  
**LOT 74 WINTON STREET  
 CAREY PARK**

VARIATIONS:  
 14.04.14 FIER ADDED TO GGE  
 09.05.14 AMENDED  
 22.10.14 Header course removed  
 27.10.14 Lawn amended

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

**LOT 14 (Type 'A3')**

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DATE: 28.03.2014  
 DRN: L.Dixon  
 CHD:  
 SCALE: AS SHOWN

NUMBER: 1 OF 7 JOB NO.:

3/35 Winton Street

Carey Park, WA

