



4 Chidlow Way Roelands, WA

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Just like new

Presenting like it was just built and in an immaculate condition, this 4-bedroom 2-bathroom home is simply stunning.

Situated in the idyllic Meadow Landing Estate in Roelands on a 4020m2 block, the home features a large home theatre room, office/study, open plan living & dining area with raked ceiling and a stone look feature wall. The kitchen is sleek and spacious with loads of storage space and a large walk in pantry.

A master bedroom with modern ensuite including a double vanity and double shower together with a feature window allowing the natural light in.

Viewings are a must. Don't miss the opportunity to create something magical because this g

For more details please visit :
<https://www.summitbunbury.com.au/5079313>

Price: Offers over \$699,000

Council Rates: \$2,326.78/year (approx)

Water Rates: \$257.90/year (approx)



Adrian Triplett

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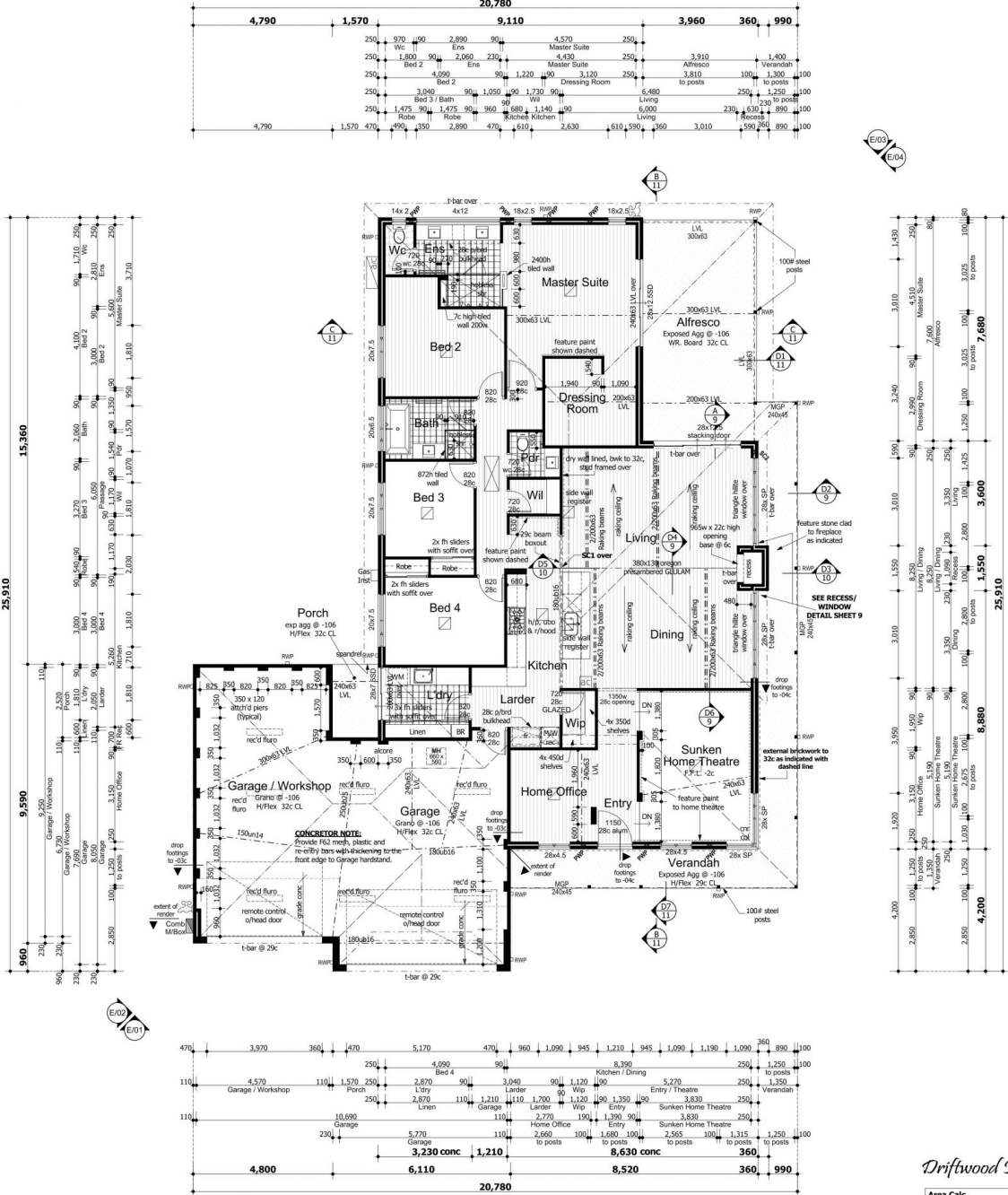
SUPERVISOR NOTE

- BRICK LAYER NOTE**
TERMINATE TREATMENT REQUIRED
- FACE BRICKWORK WHERE POSSIBLE.
- MASSIVE REINFORCEMENT TO ENTIRE HOUSE REFER TO ENGINEERS FOR DETAILS
- PLASTERER NOTE**
CONCRETE TO BE PLASTERED IN ALL CORNERS OF INTERNAL PLASTERED WALLS
- CEILING FINER NOTE**
CEILING FINER TO BE INSTALLED OVER PLASTER CORNICES WHERE APPLICABLE
- CONCRETE CARPENTER NOTE**
CLEAR FOR THE INSTALLATION OF FLOORS OR HEAT/COOL FANS IF APPLICABLE
- PLUMBING CARPENTER NOTE**
TOWEL RAILS TO BE FIXED 900mm ABOVE F.F.L U.O.N.
- 4 SHELVES TO LINEN IN EACH PANTRY.
- PROVIDE SUPPORT BRACKETS TO WIR & LINENS AS REQUIRED.
- 100% BROOM RECESS TO LINEN TOP SHELF TO REMAIN @ 1700.
- ROOF FRAME NOTE**
ROOF FRAME CONSTRUCTION CONFORMING TO DALE ALCOCK HOMES RESERVE THE RIGHT TO USE AN ENGINEERED TRUSS ROOF ALTERNATIVE TO THE TRUSS ROOF SHOWN ARE INDICATIVE ONLY.
- DALE ALCOCK HOMES RESERVE THE RIGHT TO MODIFY THE TRUSS ROOF TO CONFORM TO A.S. CONSTRUCTION SIZES PLEASE ALLOW 25% PLASTER & SET.
- THIS ALLOWANCE SHOULD BE CONSIDERED FOR ANY CHANGES TO THE TRUSS ROOF CLEARANCES FOR FUTURE FITTINGS.
- NO R.F.C. OR B.P.A. APPROX. & COVERED BY ROOF STRUCTURE & AT PLUMBERS DISCRETION.
- CLIENT TO NOTE ANY CHANGES EFFECTING THE ROOF STRUCTURE WILL BE AT THE CLIENT'S RISK & MAY INCURE ADDITIONAL COSTS.

WIND CLASS ▶ N2

Rendered Brickwork to Front Elevation Only

32c CEILINGS THRU OUT U.O.N.



Area Calc

Ground Floor	236.94	(71.000m²)
Garage	47.40	(29.460m²)
Garage / Wor...	45.09	(29.240m²)
Alfresco	29.72	(23.020m²)
Verandah	33.60	(54.020m²)
Porch	3.96	(8.180m²)
Total	396.71 m²	

Ground Floor Plan
1:100
4 Chidlow Way

PROPOSED RESIDENCE TO BE ERCTED ON:
Lot 301 Chidlow Way,
ROELANDS
FOR: A.W. Baxter & J.L. Peat

SIGNATURES:		AMENDMENTS:	
CLIENT:	DATE:	21/04/16	TDR
CLIENT:	DATE:	02/05/16	TDB
CLIENT:	DATE:	27/06/16	TDB
CLIENT:	DATE:	09/06/16	TDB
CLIENT:	DATE:	06/07/16	TDB
CLIENT:	DATE:	16/07/16	TDB

SUMMIT REALTY SOUTH WEST

DWG No: 7 of 12
JOB NO: 4635