



4 Charnley Vista Millbridge, WA

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## Magic in Millbridge

Located in the exclusive Millbridge Estate with convenience at your fingertips, this fantastic 4-bedroom 2-bathroom home is the perfect first family home.

With a well-appointed kitchen with all the mod cons and loads of storage options overlooking the dining area, this home has many great options for family time and entertaining including a family room and separate home theatre.

This property is a must view, contact Team Miller Triplett today.

Features:

For more details please visit :  
<https://www.summitbunbury.com.au/5157769>

**Price:** Offers over \$450,000

**Council Rates:** \$2,258.00/year (approx)

**Water Rates:** \$1,427.00/year (approx)



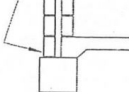
**Lorraine Grassie**



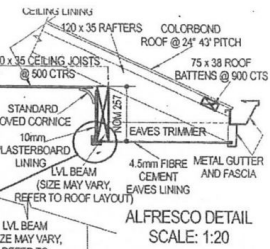
**Adrian Triplett**

0419 971 888

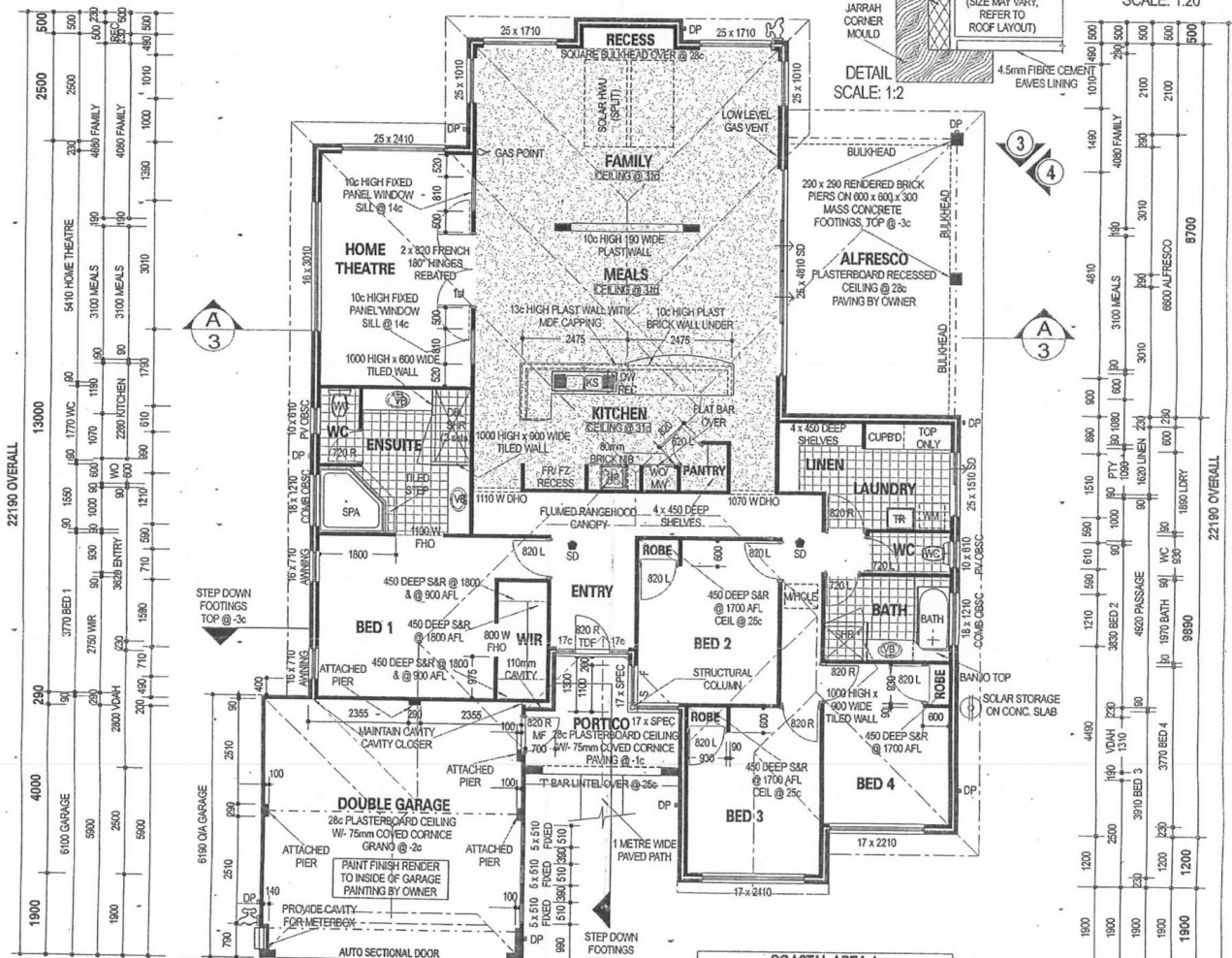
EXTERNAL BRICKS TO BE 290 x 162 x 90 LAID IN THIRD BOND (1st external course to be a 2 course brick)



1100	3600	2500	2590	2500	4100
1100	3600	2500	230	2130 RECESS	230
1100	230	3510 HOME THEATRE	90	1850	390
1100	230	3510	90	7130 FAMILY MEALS	230
1100	230	900	90	2520 ENSUITE	90
1100	230	900	90	1110	90
1100	230	900	90	4770 KITCHEN	90
1100	230	900	90	1070	90
1100	230	900	90	4010	230
1100	230	900	90	1110	90
1100	230	900	90	1400	90
1100	230	900	90	1210 HP	90
1100	230	900	90	800	90
1100	230	900	90	1030	90
1100	230	900	90	1070	90
1100	230	900	90	1930 LINEN	90
1100	230	900	90	1990 LDY	230
1100	230	900	90	4100	230
1100	230	900	90	4100	230



DETAIL SCALE: 1:2

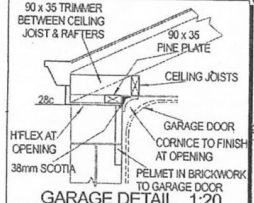


NOTE  
PRELAY CONDUIT UNDER SLAB FOR GPO TO KITCHEN BENCH.

SITE CLASSIFICATION : A  
FOOTING DETAIL : G  
WIND CATEGORY : N1

NOTE:  
PROVIDE RENDERED FINISH TO COMPLETE HOUSE, BUILDER TO RENDER HOUSE, OWNER TO PAINT RENDER.

NOTES  
EXTERNAL WALLS CONSISTS OF 230mm WIDE RENDERED CAVITY BRICK CONST. UNLESS NOTED OTHERWISE. 90mm EXTERNAL LEAF & 90mm INTERNAL LEAF  
ALL INTERNAL WALLS ARE PLASTERED UNLESS NOTED OTHERWISE.  
RECTANGULAR DOWNPIPES POSITIONED AT PLUMBERS DISCRETION. FINAL POSITION MAY VARY TO PLAN.  
PROVIDE COLD PLUMBING TO DW RECESS  
CEILING INSULATION AS PER ADDENDA  
PROVIDE FLUME VENTS AS PER ADDENDA  
PROVIDE RENDERED FINISH TO COMPLETE HOUSE. BUILDER TO RENDER HOUSE, OWNER TO PAINT RENDER.



1100	5000	750	1710	1200	500	2410	500	2210	750
1100	230	5330	90	1950 ENTRY	90	ROBE	90	2290	90
1100	230	4110 BED 1	90	1130 WR	230	1710	230	3310 BED 2	90
1100	230	6010 GARAGE	90	3610 VDAH	230	3130 BED 3	230	2910 BATH & LDY	230
1100	230	5000	90	400	2810	400	3590	3000	3000
1100	230	5000	90	400	2810	400	3590	3000	3000

16390 OVERALL

**SCOTT PARK HOMES**  
SOUTH WEST  
Real Homes for Real People  
20 Spencer Street  
BUNBURY WA 6230  
TELEPHONE (08) 9791 8888  
FACSIMILE (08) 9791 9988

Scott Park Homes Pty. reserves the right to vary dimensions and materials from those on display. Please check plans, specification and addenda carefully. All dimensions to take preference over scaling.  
COPYRIGHT This plan shall remain the sole property of the builder and must not be given, lent, used or otherwise disposed or copied without the permission in writing of the builder.

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.  
DATED: .....  
OWNER: ..... WITNESS: .....  
OWNER: ..... WITNESS: .....  
BUILDER: ..... WITNESS: .....

HOUSE NAME: **GRAND BELLE VISTA (2c)**  
DRAWING NAME: **FLOOR PLAN**  
AREAS UPDATED 17/10/05 DSJ  
House Area = 217.53m<sup>2</sup>  
Garage Area = 37.84m<sup>2</sup>  
Portico Area = 7.64m<sup>2</sup>  
Alfresco Area = 27.06m<sup>2</sup>  
TOTAL AREA = 290.13m<sup>2</sup>  
House Perm. = 73.76m  
Roof Area = 317.57m<sup>2</sup>  
Gutter = 83.16m

CLIENT NAME: **THOMPSON**  
SITE ADDRESS: **LOT 232 CHARNLEY VISTA, MILLBRIDGE, EATON**  
SHIRE: **DARDANUP**  
Date Drawn: 4/8/05  
Scale: 1:100  
CHECKED: .....

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