



71 Illawarra Drive Eaton, WA

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Neat as a pin

Presenting as new with nothing to do but move in and enjoy, this great 3-bedroom 2-bathroom home in the ever popular Millbridge Estate will tick all the boxes.

Featuring a galley style kitchen with large walk in pantry overlooking a dining area, lounge area with split system air conditioner, master bedroom with ensuite and walk in robes, two minor bedrooms with built in robes and so much more.

Low maintenance and simple living, all within minutes to Eaton Fair.

Features:

- Built in 2019- still like new
- 3 Bedrooms, 2 Bathrooms

For more details please visit :
<https://www.summitbunbury.com.au/5799773>

Price: \$335000

Council Rates: \$2,114.95/year (approx)

Water Rates: \$1,463.15/year (approx)



Adrian Triplett

0419 971 888

WIND CLASS ▶ N1

CORROSION CLASS ▶ N3

PLANNING TO BE BOUND WITH HAZARDOUS MATERIALS

PROPORTION APPROX. AND PERCENTAGE INDICATED UNLESS OTHERWISE NOTED

28% Ceiling Throughput

CLIENT NOTE
 F.L. SHOWN ON PLAN MAY VARY TO WITHIN 50mm EITHER WAY

DIMENSIONS SHOWN ON PLAN ARE BRICK SIZES. NO ALLOWANCE FOR PLASTER OR WALL FINISHES. CONSIDERATION SHOULD BE GIVEN WHEN CALCULATING CLEARANCES FOR FUTURE FURNISHINGS / FITTINGS.

NUMBER AND LOCATION OF RWIS IS APPROXIMATE AND GOVERNED BY ROOF STRUCTURE AND AT PLUMBERS DISCRETION.

BUILDER ACCEPTS NO RESPONSIBILITY FOR DAMAGE TO EXTERNAL PERSONAL ACCESS DOORS DUE TO WEATHERING.

BRICK LAYER NOTE
 REFER TO ENGINEERS DETAILS FOR MASONRY REINFORCEMENT & COURSING.

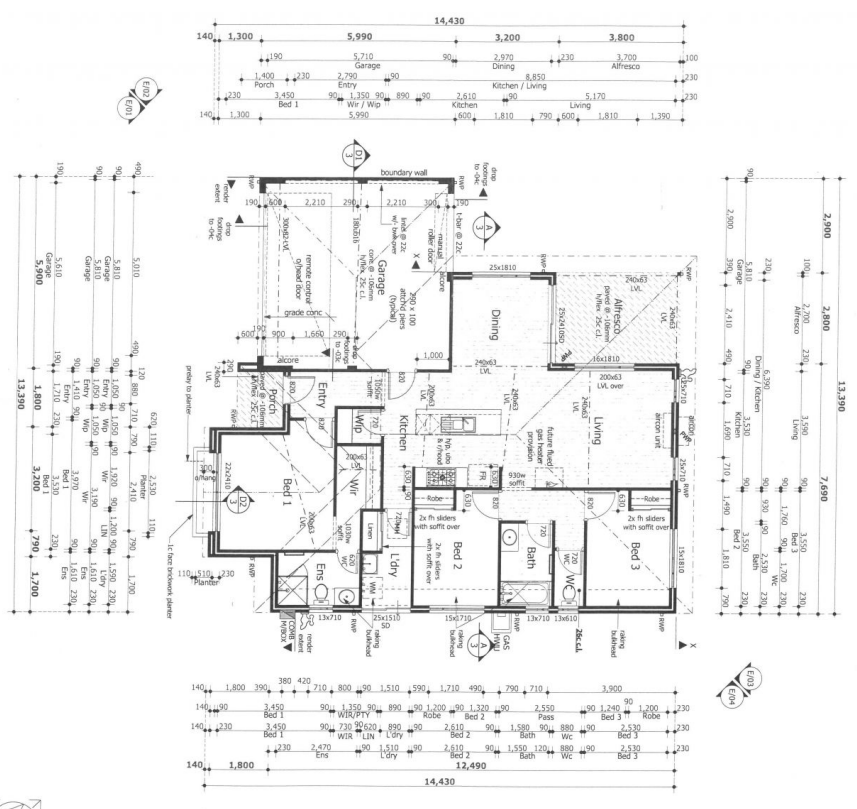
MASONRY REINFORCEMENT FROM K&E IF SHOWN OTHERWISE TO ENTIRE HOME.

ROOF CARPENTER NOTE
 ROOF BEAMS SHOWN ARE APA. REFER TO SCHEDULED ENGINEER DOCUMENTS FOR LOCATION & REQUIREMENTS.

FRAME GLAZER CON RETURN VENT 115mm x 335mm (WHERE APPLICABLE)

FIXING CARPENTER NOTE
 45mm DEEP SHELF & RAIL AT 1800 TO BUILT-IN ROBES
 45mm DEEP SHELF & RAIL AT 1800 TO WALK-IN ROBES
 TOWER RAILS AT 900 U.O.L.
 4x 45mm DEEP SHELVES TO LINEN & PANTRY, HEIGHTS: 500, 900, 1300, 1700 AFL
 PROVIDE SUPPORTS TO SHELVING AS NOTED (max 1500mm UNSUPPORTED)

AIR CON NOTE
 FINAL POSITION OF AIR CON AND OUTLETS IS AT THE DISCRETION OF THE INSTALLER



Homebuyers Centre

PROPOSED RESIDENCE TO BE ERECTED ON:
 Lot 10 Illawarra Drive

CLIENT COPY

SIGNATURES:

CLIENT:	DATE:	AMENDMENTS:	DATE:
BUILDER:	DATE:	15/01/18	17/01/18
		18/01/18	19/01/18
		20/01/18	21/01/18
		22/01/18	23/01/18
		24/01/18	25/01/18
		26/01/18	27/01/18
		28/01/18	29/01/18
		30/01/18	31/01/18

AREA CALC

House	1114.82
Garage	27.39
Porch	10.95
Driveway	159.30 m ²
Total	1212.46

DMG NO. 2 of 6

JOB NO. 23130

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Eaton, WA

