



12 Binningup Road Binningup, WA

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## BEACHSIDE BLISS!

Opportunities like this, in a small and sought-after coastal town like Binningup only come along once in a while...

Ocean views, a central location just metres from the beach, quality built modern two-storey home, beautiful gardens and a large shed. This one ticks all of the boxes as a family home or as a holiday home where all the family can gather and enjoy weekends away.

Come inside the front door and you will find:

- Wide tiled entry with terracotta tiles, crisp white walls & plenty of space to display your favourite piece of art or beach themed decor.
- Head up the stairs and you will find a large family room with ocean views and access onto the deck. Finished with solid timber floors, lovely windows which flood the area with natural light and a built-in bar, this area is perfect for entertaining guests or a family g

For more details please visit :

<https://www.summitbunbury.com.au/6681691>

**Price:** Offers Above \$659,000

**Council Rates:** \$2,144.00/year (approx)

**Water Rates:** \$272.00/year (approx)



**Ruth Nandapi**

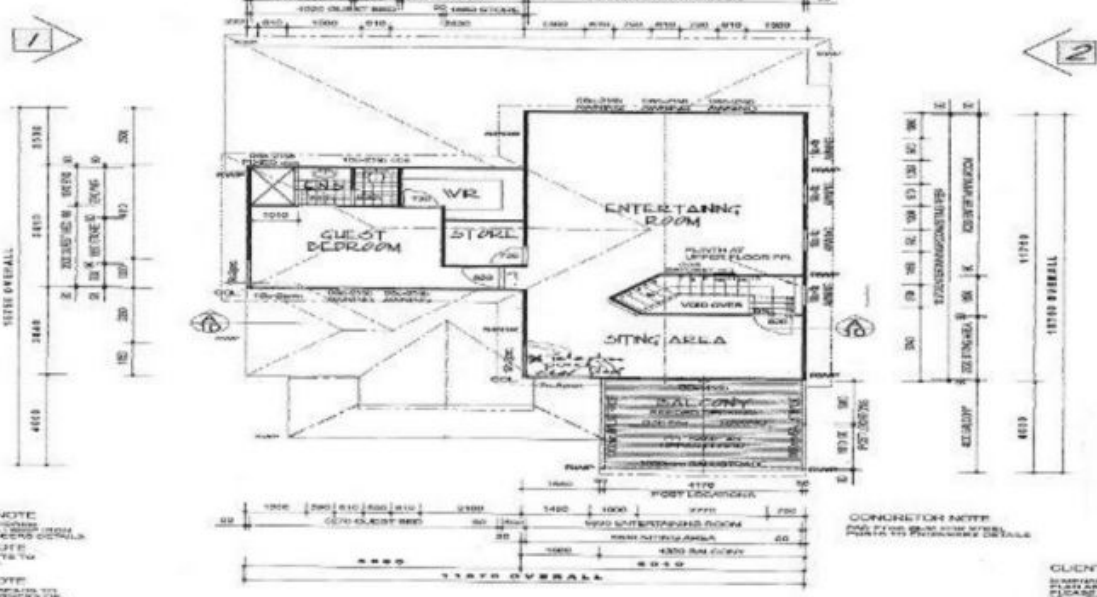
0419 955 965



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COASTAL BUILDING  
REQUIREMENTS  
RENDERED  
BRICKWORK EXTC.



MASONRY NOTE  
BLOCKS TO BE LAYED IN  
STITCHED TO MATCHERS COURSE  
INSULATION NOTE  
INSULATE TO R-2.0  
AS PER SPEC

PLASTERER NOTE  
FINISH SANDY REPAIR TO  
REPAIR SANDY REPAIR TO  
REPAIR SANDY REPAIR TO  
REPAIR SANDY REPAIR TO  
REPAIR SANDY REPAIR TO

FINISH CARPENTER NOTE  
1800MM WIDE DOOR TO GUEST BDRM  
1800MM WIDE DOOR TO BALCONY  
1800MM WIDE DOOR TO GUEST BDRM  
1800MM WIDE DOOR TO BALCONY  
1800MM WIDE DOOR TO GUEST BDRM  
1800MM WIDE DOOR TO BALCONY

REFER TO DRAWING FOR  
ALL STRUCTURAL REQUIREMENTS  
CONCRETE SLAB THICKNESS  
FLOORING, WALL FINISHES, ROOFING ETC

CONCRETE NOTE  
AS PER STRUCTURAL DRAWING

CLIENT NOTE  
CONCRETE NOTE  
AS PER STRUCTURAL DRAWING  
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AREAS :

UPPER FLOOR	102.430m <sup>2</sup> (47,240m <sup>2</sup> )
BALCONY	17.400m <sup>2</sup>
TOTAL AREA	119.830m <sup>2</sup>
ROOF AREA	141.822m <sup>2</sup> (68,350m <sup>2</sup> )

**MPP** ARCHITECTURE

12 Binningup Road  
Binningup, WA 6230

PHONE: 08 9442 0111  
FAX: 08 9442 0112  
WWW.MPPARCHITECTURE.COM.AU

1/11

**PROPOSED UPPER FLOOR PLAN**  
**LOT 92, BINNINGUP Rd, BINNINGUP**  
**(HARVEY SHIRE)**

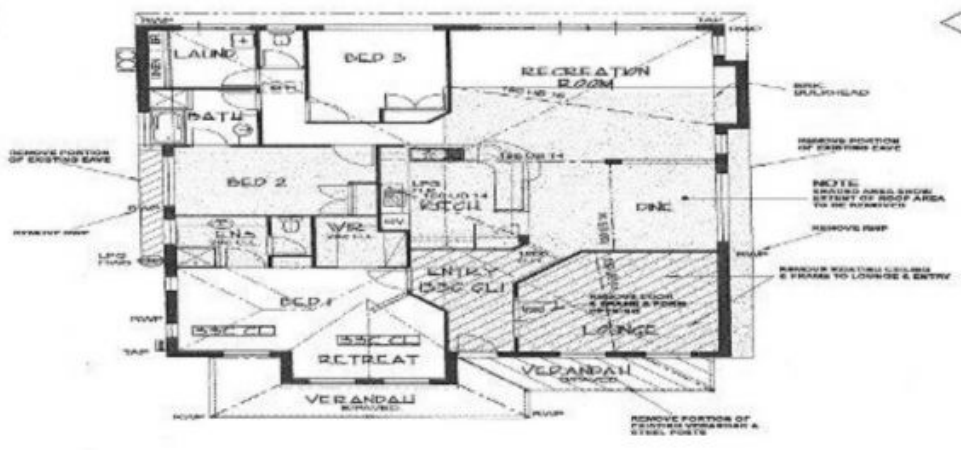
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BY	MPP
CHECKED BY	MPP
DATE	10/11/2005

SCA **KORLOGIC**

SHEET 2 OF 2 DRAWING 2



RENDERED BRKWORK EXT.



**CLIENT NOTE**  
 DIMENSIONS SHOWN ON FLOOR PLAN  
 REFER TO DRAWING NUMBER AND EXTENT  
 1. LINE TO EDGE WALL FOR PLANTING & ETC.  
 2. LINE TO EDGE WALL FOR PLANTING & ETC.  
 3. LINE TO EDGE WALL FOR PLANTING & ETC.  
 4. LINE TO EDGE WALL FOR PLANTING & ETC.  
 5. LINE TO EDGE WALL FOR PLANTING & ETC.  
 6. LINE TO EDGE WALL FOR PLANTING & ETC.  
 7. LINE TO EDGE WALL FOR PLANTING & ETC.  
 8. LINE TO EDGE WALL FOR PLANTING & ETC.  
 9. LINE TO EDGE WALL FOR PLANTING & ETC.  
 10. LINE TO EDGE WALL FOR PLANTING & ETC.

<b>MPP</b> MPP CONSULTING 10/100 BUNNINGUP RD BUNNINGUP WA 6450 TEL: 08 9430 5774 FAX: 08 9430 5774	STAGE PRELIMINARY	DRAWN M. J. COOPER	DATE 10/10/11
	CHECKED M. J. COOPER	MADE M. J. COOPER	REVISIONS 1. 10/10/11

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**EXISTING LOWER FLOOR PLAN**  
 LOT 92, BINNINGUP Rd, BINNINGUP,  
 (HARVEY SHIRE)

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Jun 11

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