



12 Libra Way Australind, WA

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FAMILY TREASURE

This generous family home on a giant 802m2 block must be seen to be appreciated.

Call Adrian Triplett now!

FEATURES:

- Spacious master bedroom with large ensuite and two walk-in robes
- 3 spacious minor bedrooms all with walk-in robes and practical second bathroom
- Separate sitting room/study and family sized theatre room
- Chefs style kitchen with ample storage
- Open plan living, dining room leading out to entertainers alfresco
- Large laundry with undercover outdoor drying area and two walk-in linen cupboards

Price: Offers Over \$499,000

Council Rates: \$2,399.00/year (approx)

Water Rates: \$1,338.00/year (approx)



Adrian Triplett

0419 971 888

For more details please visit :

<https://www.summitbunbury.com.au/6718704>

ROOF CARPENTER NOTE

- ROOF PITCH AT 25°/38" WITH 500V EAVES UNO
- TIMBER ROOF CONSTRUCTED IN ACCORDANCE TO AS1684
- CEILINGS AT 28c + PLATE UNLESS NOTED OTHERWISE

ROOF PLUMBER NOTE

- PROVIDE SLOTTED GUTTERS EXCLUDING GUTTER ON WALLS
- FINAL POSITIONS OF RVP'S TO BE DETERMINED BY ROOF PLUMBER ON SITE

ROOF INSULATION NOTE

- R4.0 CEILING INSULATION TO HOUSE, GARAGE & ALFRESCO, EXCLUDES OUTDOOR AREAS UNO (EAVE, PORCH, VDAH)

ELECTRICAL NOTE

- SMOKE DETECTOR TO BCA 3.7.2, AS INDICATED ON PLAN

FIXING CARPENTER NOTE

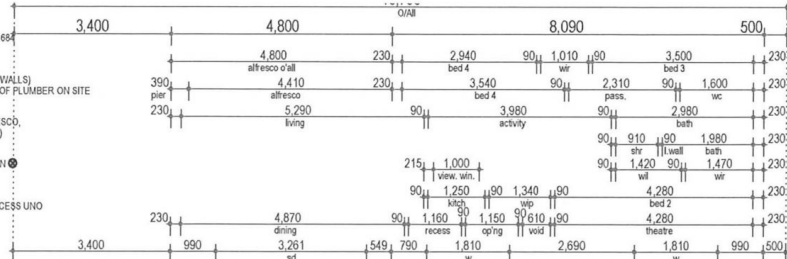
- 4 No. 4500 SHELVES TO PANTRY AND LINEN UNO
- 4500 SHELF AND RAIL TO ALL WIR, ROBE AND ROBE RECESS UNO

GARAGE NOTE

- SINGLE LEAF WALL TO GARAGE IS NOT WATERPROOF
- PROVIDE -3c FOOTING TO EXTERNAL GARAGE WALLS

2c NOTE

- EXTERNAL BRICKWORK TO BE 2c BLOCKS IN 3rd BOND (CUT BRICKS WITH SAW)



Supervisor without delay.
ALL DIMENSIONS TO BRICKWORK.

TIE DOWN NOTE

- * INDICATES LOCATION OF HOLD DOWN RODS TO ENGINEERS DETAILS

TRADES / SUPERVISOR NOTE

- REFER TO STRUCTURAL ENGINEERS DETAILS
- ALL PLANS TO BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS & STANDARD SPECIFICATION.

RENDERED WALL NOTE

- BRICKER WALLS CONSTRUCTION WITH 230 CAVITY BRICKWORK AS NOTED.

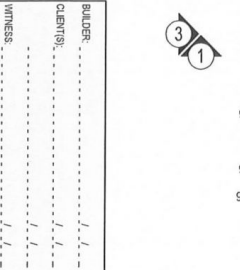
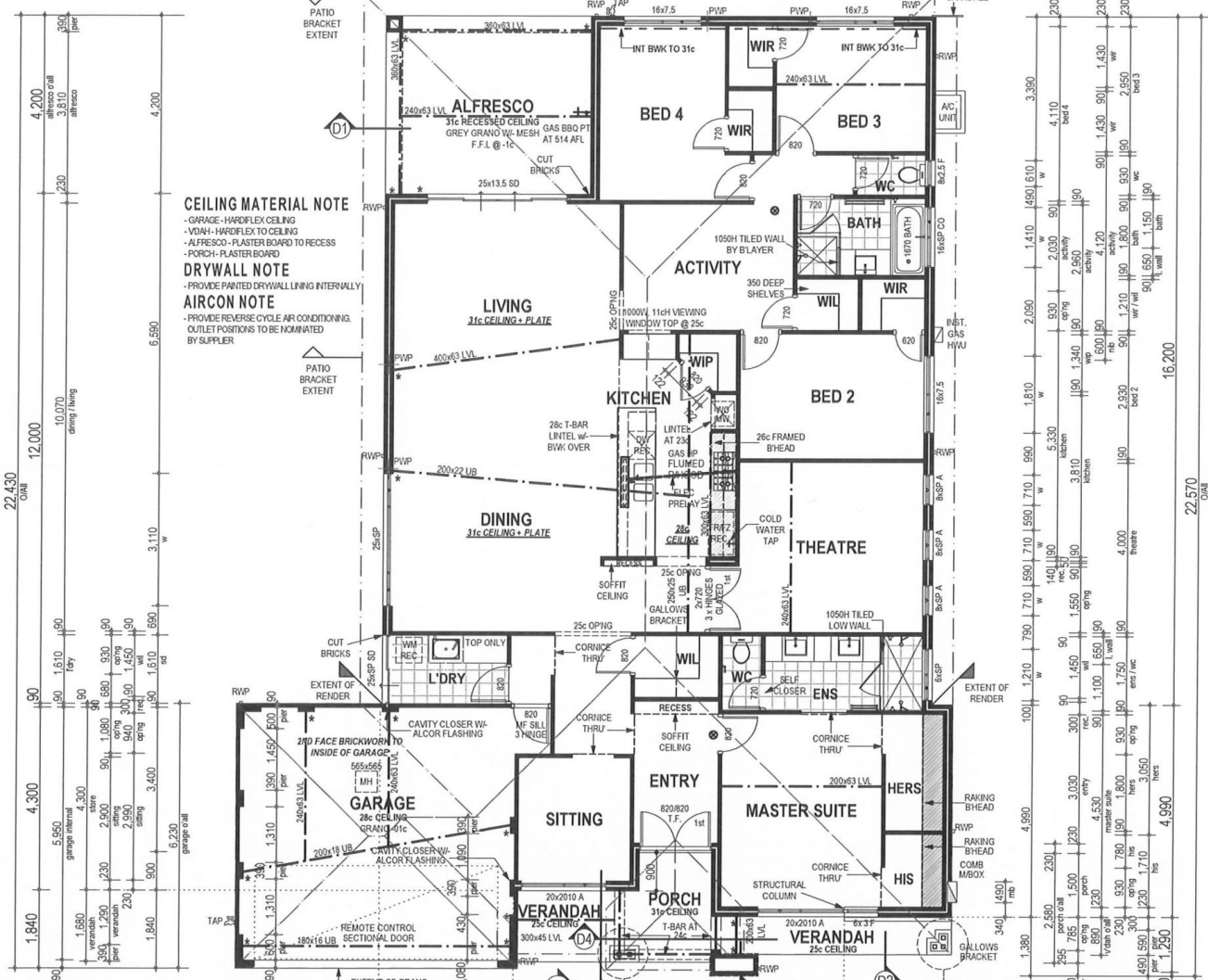
PAVING NOTE

- REFER TO SITE PLAN FOR EXTENT OF PAVING

CEILING FIXER NOTE

- ALL FLUSHED AND BUTT JOINTS ARE TO BE BACK BLOCKED AND BULKHEADS ARE TO BE CORNER TAPED

- CEILING MATERIAL NOTE**
- GARAGE - HARDIFLEX CEILING
 - VDAH - HARDIFLEX TO CEILING
 - ALFRESCO - PLASTER BOARD TO RECESS
 - PORCH - PLASTER BOARD
- DRYWALL NOTE**
- PROVIDE PAINTED DRYWALL LINING INTERNALLY
- AIRCON NOTE**
- PROVIDE REVERSE CYCLE AIR CONDITIONING. OUTLET POSITIONS TO BE NOMINATED BY SUPPLIER



WALL INSULATION NOTE

- PROVIDE PERIMAV 55 TO ALL CAVITY WALLS AS PER MANUFACTURER'S DETAILS (BY BRICKLAYER).

FLOOR PLAN

| | Area m ² | Perimeter m |
|---------------|---------------------|-------------|
| 1. FLOOR PLAN | 235.31 | 72.84 |
| 2. GARAGE | 41.29 | 27.32 |
| 3. VERANDAH | 14.49 | 26.16 |
| 4. ALFRESCO | 20.16 | 18.00 |
| 5. TOTAL AREA | 341.25 | 78.04 |
| 6. ROOF | 334.05 | 79.81 |
| 7. SLAB | 225.65 | 71.72 |

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