



11B Fielder Street South Bunbury, WA



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## UNDER OFFER BY TIM COOPER!

### PROPERTY FEATURES INCLUDE:

- Stunning front facade with double garage
- Double door entry
- Modern kitchen complete with breakfast bar and plenty of storage/ bench space
- Spacious living /dining area with room for a dining table and lounge, split system air conditioning
- Two good sized carpeted bedrooms with built in robes
- Modern main bathroom & ensuite
- Extremely low maintenance backyard quaint alfresco
- Quality finishes throughout the whole home
- No strata fees

**Price:** \$390000

**Council Rates:** \$2,112.00/year (approx)

**Water Rates:** \$251.00/year (approx)



**Tim Cooper**

0437 068 028

For more details please visit :

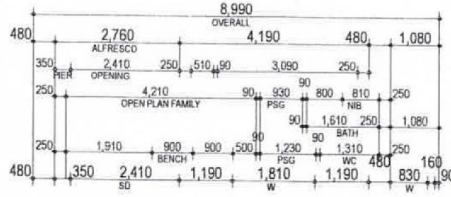
<https://www.summitbunbury.com.au/6765931>

COLORBOND ROOF ON  
25° PITCH

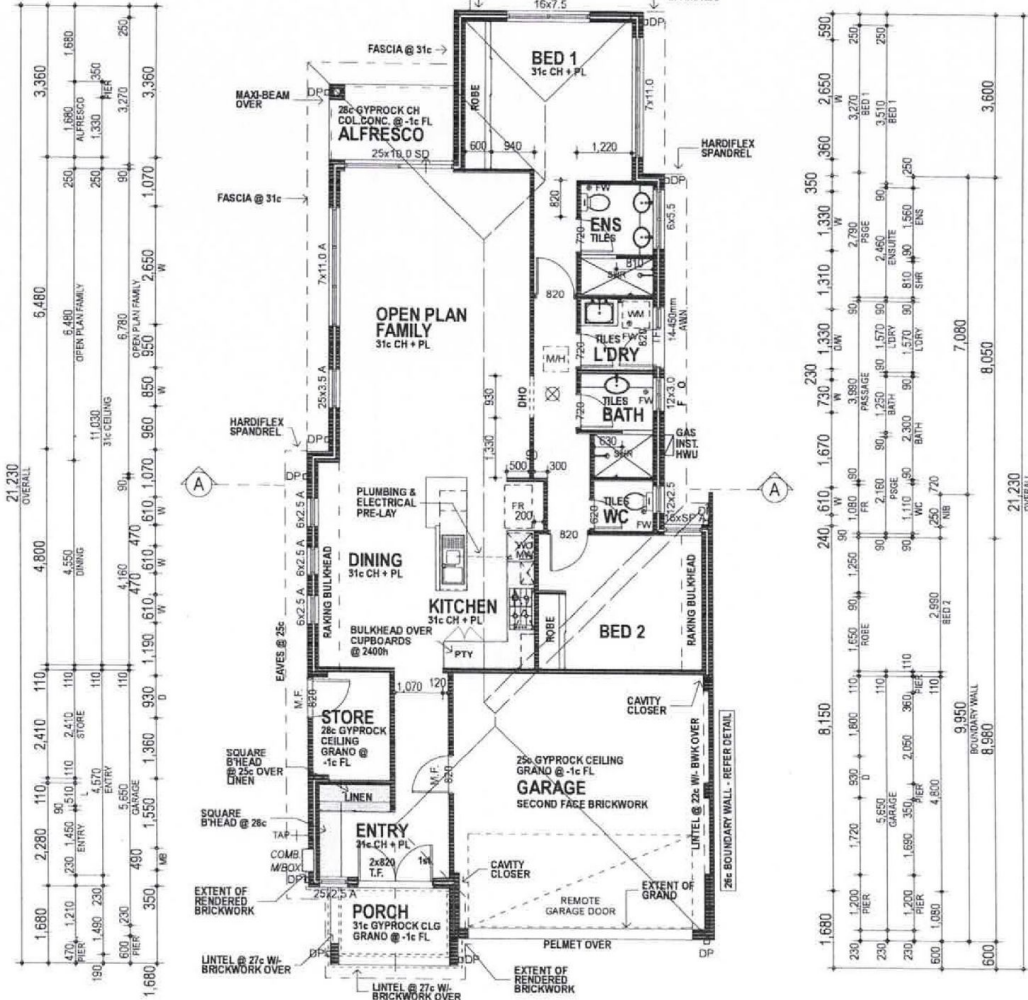
NOTE:  
1. 4x45w SHELVES TO LINEN & PANTRY  
2. 1x45w SHELF & HANG. RAIL TO BIRTS & WIR  
3. VINYL SLIDING ROBE/LINEN DOORS TO  
UNDERSIDE OF CORNICE

☒ HARD WIRED SMOKE DETECTOR  
TO B.C.A. 3.7.2

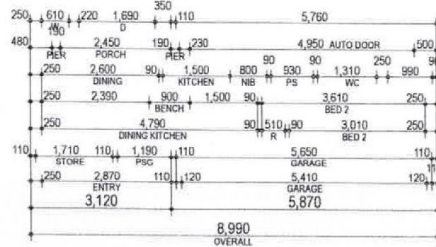
DO NOT SCALE FROM DRAWINGS  
DIMENSIONS MUST BE  
FOLLOWED AND CHECKED ON  
SITE PRIOR TO THE  
COMMENCEMENT OF WORKS  
DOWN PIPES ARE TO BE LOCATED  
AT PLUMBERS DISCRETION TO  
SUIT ROOFWATER VOLUME AND  
ROOF MEMBERS  
FLOOR WASTES/CEILING VENTS  
SHOWN DIAGRAMMATICALLY ONLY  
ROOF BEAMS ARE SHOWN  
DIAGRAMMATICALLY ONLY  
CL @ 28c THROUGHOUT  
UNLESS NOTED OTHERWISE



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FLOOR PLAN  
SCALE 1:100



AREAS	
HOUSE:	115.68m <sup>2</sup>
GARAGE:	34.31m <sup>2</sup>
STORE:	4.39m <sup>2</sup>
ALFRESCO:	4.64m <sup>2</sup>
PORCH:	4.57m <sup>2</sup>
<b>TOTAL:</b>	<b>163.59m<sup>2</sup></b>
ROOF AREA: 179.53m <sup>2</sup>	
PERIMETER: 72.20Lm	

**Coastline HOMES**  
PH 08 9791 6001  
FAX 08 9791 6002  
Suite B, 2nd Floor,  
Bunbury Plaza  
Office Complex,  
Spencer Street,  
Bunbury WA 6230  
P.O. BOX 1774  
Bunbury WA 6231

PROPOSED RESIDENCE FOR:  
**D. PYKE**  
ADDRESS:  
**LOT 2 FIELDER STREET  
SOUTH BUNBURY**

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DATE: 14.02.2014  
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South Bunbury, WA

