



4 Karabair Close Eaton, WA

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PARKRIDGE RIVER RESERVE AREA

This large beautifully designed Mediterranean style family home is in a prime location in Eaton with a park right next door and the river reserve at the bottom of the cul-de-sac.

Don't worry about being able to swing a cat this home has room for everyone.

With a large open plan tiled kitchen/dining/living/games area there is more than enough room for all of your furniture and the front lounge will provide you with the luxury of a parents retreat for that sought after quiet time away from the kids.

All four bedrooms have quality carpets are queen sized and each have their own built-in robes.

Both bathrooms are perfectly finished, plus the added bonus of a separate powder room for visiting guests.

Price: Offers Over \$529,000

Council Rates: \$2,239.00/year (approx)

Water Rates: \$1,463.00/year (approx)



Jim Evans

0410 303 777

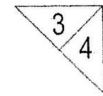
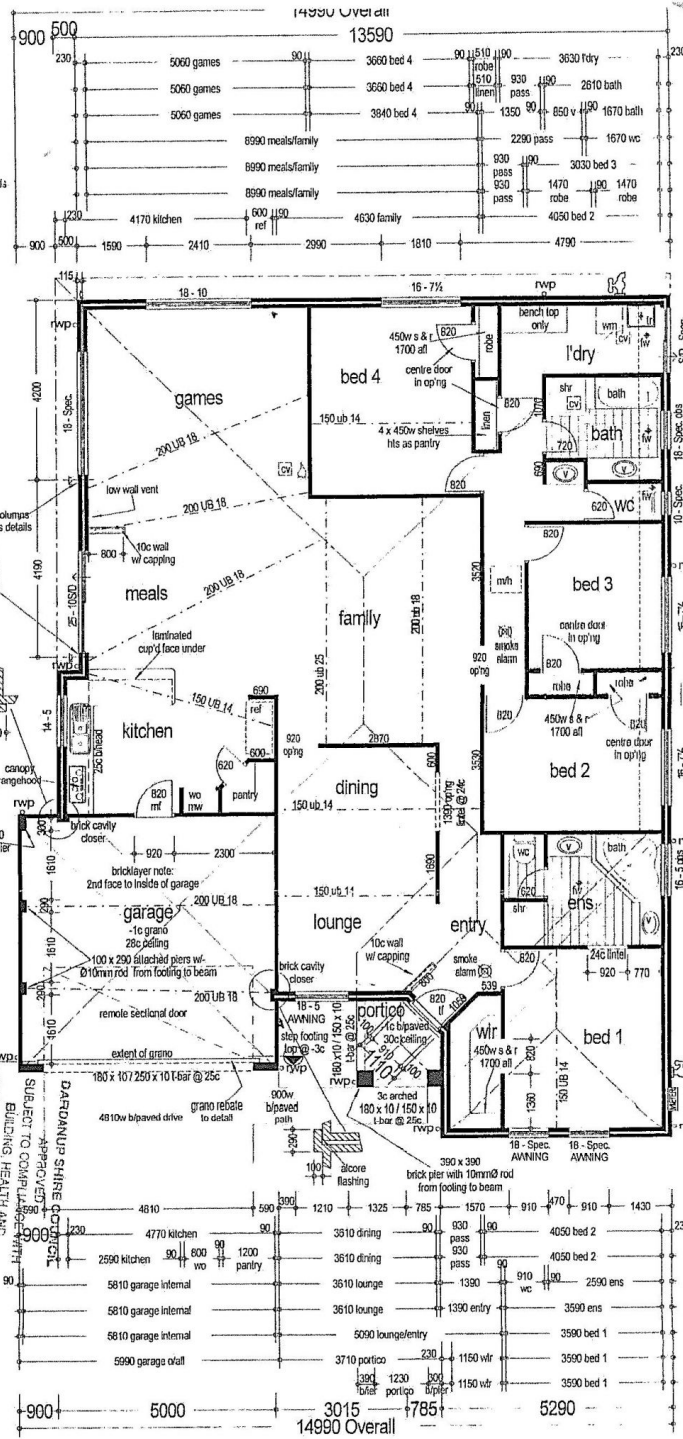
For more details please visit :

<https://www.summitbunbury.com.au/6812724>

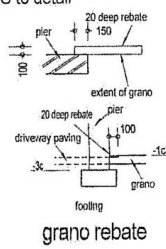
- are insulated in accordance with BCA 3.12.5.1
Either polyethylene pipes w/ R value of 11.42 or fully
lagged copper pipes will be used in accordance w/
Section 6A of AS/NZS3500 4.2 or clause 3.38 AS/NZS
3500 5.
2. Ensure all fluming to exhaust fans and range hoods
are sealed in accordance with the BCA.
Windows are sealed in accordance with AS2047.
External doors are weather sealed.
All wall / ceiling joints have cornice and architraves
installed where req'd.
3. Ensure insulation requirements are in accordance with
BCA 3.12.1.1.
(Note: R2.5 batts will be strung up between rafters or studs
prior to gyprock lining on sloping or vertical applications
or installed prior to external cladding being.)

COMPLETED UP
OBTAINED BEFORE
BUILDING OCCUPIED

NOTE
Pack external timber frames
to suit Florentine Limestone
brickwork 1/3 bond



Raking b/head
to RHS to detail



Notes Backstage Note: Hop in to be at 1200x8 section 1200mm below plate Concrete Note: 30mm Sackdown to bed area Refer to Engineer's detail for slab & footing requirements. Smoke alarm to comply with A.S. 3786 - 1993 Roof/Further Note: downpipes to be positioned as per plan and to rainburns direction. Inspect floor covering by owner to unfinished areas Ventura Homes reserves the right to specify an engineer designed roof truss in lieu of conventional timber roof construction Plumber Note: Floorwaste to be positioned as per plan and to plumbers discretion.		Clients 1: _____ Signature 2: _____ Witness: _____ Date: _____	Area: 224.260m ² Garage: 136.040m ² permit: 501.300m ² FFR: 3552m ² Ref: 274-22m ²	Drawn: _____ Date: 15/12/2004 contract RSD: _____ X	Lot No: 241134 Sheet: 2 of 5 Client: Copyright Ventura Homes ADDRESS: Karabair Close LOT 423 Karabair Close Particulate Estate
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