



27 Nicolay Approach Dalyellup, WA



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A TOUCH OF CLASS!!

When a home is built by a builder for his own family, you can rest assured it has been built with the best everything has to offer and the quality is 5 star!! Ideally located in a whisper quiet pocket of the Dalyellup Beach Estate is this perfectly presented family home. This property provides an exceptional opportunity for families and features jarrah floorboards and high ceilings.

Other features include:

- Four well-appointed bedrooms
- Master bedroom with large walk-in robe and ensuite with spa bath, his and her vanity and separate toilet.
- Three good size minor bedrooms with built in robes
- Separate Lounge room
- Open plan kitchen, meals and family room which features cathedral ceilings lined with Ta

For more details please visit :

<https://www.summitbunbury.com.au/7689424>

Price: \$610000

Council Rates: \$2,381.00/year (approx)

Water Rates: \$1,058.00/year (approx)



Tracy Mills

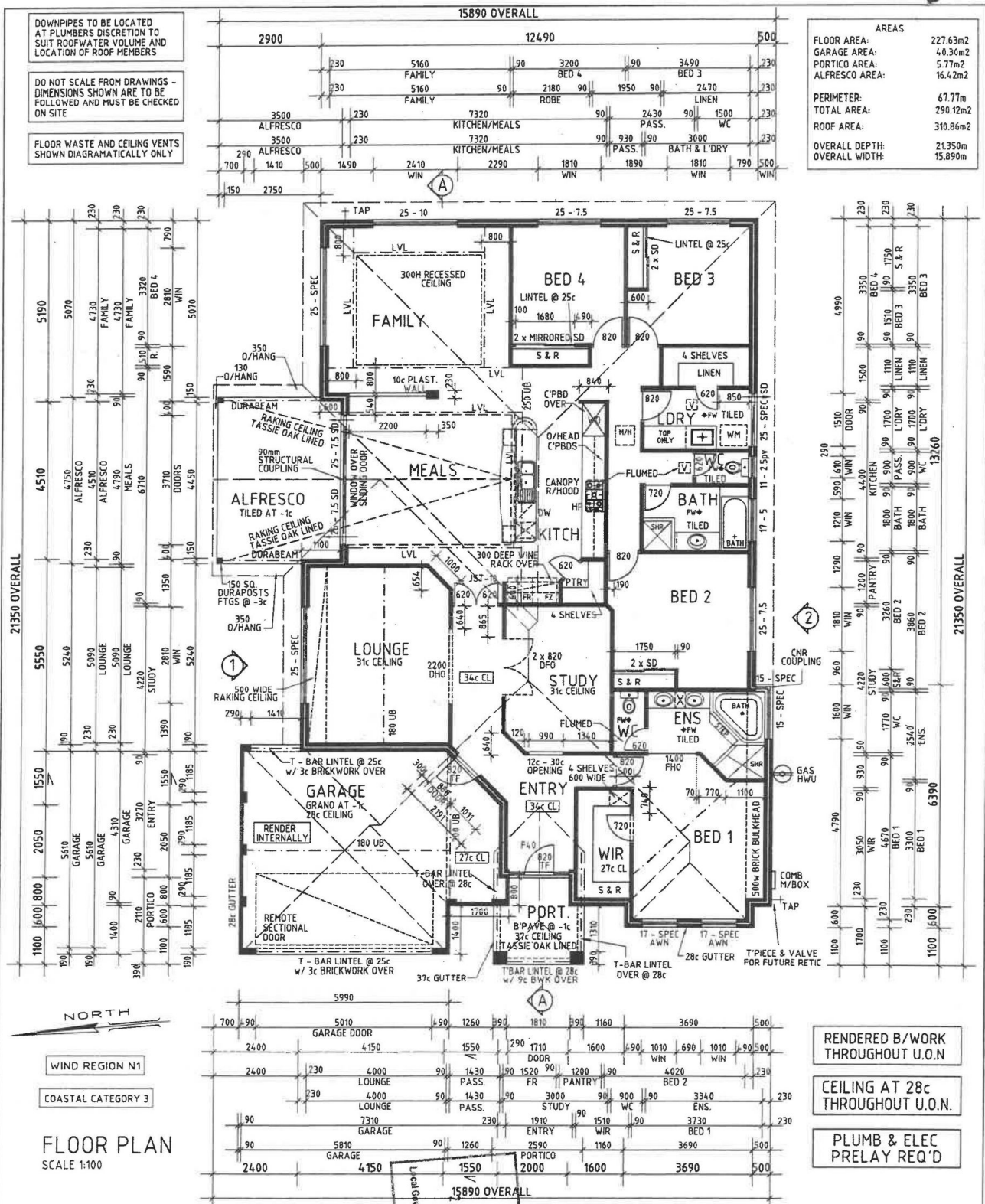
0429 000 887

DOWNPIPES TO BE LOCATED AT PLUMBERS DISCRETION TO SUIT ROOFWATER VOLUME AND LOCATION OF ROOF MEMBERS

DO NOT SCALE FROM DRAWINGS - DIMENSIONS SHOWN ARE TO BE FOLLOWED AND MUST BE CHECKED ON SITE

FLOOR WASTE AND CEILING VENTS SHOWN DIAGRAMMATICALLY ONLY

AREAS	
FLOOR AREA:	227.63m ²
GARAGE AREA:	4.36m ²
PORTICO AREA:	5.77m ²
ALFRESCO AREA:	16.42m ²
PERIMETER: 67.77m	
TOTAL AREA:	290.12m ²
ROOF AREA:	310.86m ²
OVERALL DEPTH: 21.350m	
OVERALL WIDTH: 15.890m	



FLOOR PLAN
SCALE 1:100

- RENDERED B/WORK THROUGHOUT U.O.N
- CEILING AT 28c THROUGHOUT U.O.N.
- PLUMB & ELEC PRELAY REQ'D

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BUNBURY WA 6231

CLIENT:
MACRI

ADDRESS:
LOT 2276
NICOLAY APPROACH
DALYELLUP

Local Government (Municipalities Provisions) Act 1995
 including Regulations (13/2003 (11))
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APPROVED

AMENDMENTS / VARIATIONS	
V.O. No.	DATE
1 PRE-SELECTION RS	12-08-05

MODIFIED MILLARS SHACK	
DRAWN: RS	DATE: 12-08-05
CHECKED:	SHEET No: 1 OF 7
JOB No: 81179	12/08/2005

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