



12 Gorman Loop Carey Park, WA

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IMMACULATE HOME IN SUPERB LOCATION

Other features include:

- Large master bedroom, featuring a walk-in robe plus ensuite (vanity with drawers and cupboards, large shower and toilet)
- Two spacious minor bedrooms with built-in robes
- Large open plan kitchen, dining and family room
- Well-appointed kitchen featuring built-in pantry, cupboards, overhead cupboards, double fridge recess, dishwasher, stainless steel appliances, plenty of bench space plus breakfast bar. This kitchen would be the envy of any chef!
- Large separate living room with easy access to the entertaining area
- Ducted reverse cycle air conditioning
- The laundry features drawers and plenty of bench space
- Large walk in linen off passage
- Abundant amount of natural light streams throughout this home with neutral colour tones

For more details please visit :

<https://www.summitbunbury.com.au/7742127>

Price: \$535000

Council Rates: \$2,318.00/year (approx)

Water Rates: \$1,250.00/year (approx)



Tracy Mills

0429 000 887

**230x76x110
STANDARD
BRICKWORK
EXTERNALLY**

N1 WIND
CLASSIFICATION

28c CEILING LEVEL
THROUGHOUT UON

BUILDER NOTE
THESE PLANS ARE TO BE READ IN CONJUNCTION WITH ENGINEERS DETAILS & ADDENDA & SPECIFICATION.
BUILDER TO CHECK & CONFIRM ALL DIMENSIONS & DETAILS PRIOR TO COMMENCEMENT OF ANY WORK.
SHIRE & PLANNING CONDITIONS TAKE PRECEDENCE OF THESE DRAWINGS AT ALL TIMES.
SPECIFICATION & ADDENDA TAKE PRECEDENCE OVER PLANS. REFER ANY DISCREPANCIES TO PROJECT MANAGER FOR CLARIFICATION.
THE BUILDER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITY SERVICES PRIOR TO CONSTRUCTION OR FINANCIAL COMMITMENT

ROOF FRAME NOTE
PLANS DETAILED FOR "TRADITIONAL" ROOF FRAME CONSTRUCTION CONFORMING TO A.S. 1684.

ROOF BEAM LOCATION & SIZE
SHOWN ARE INDICATIVE ONLY. REFER TO ENGINEERS DETAILS & SPECIFICATIONS

BRICKLAYER NOTE
ROOF TO BE ANCHORED DOWN WITH 25mm HOOP IRON STRAPS DOWN 15c AT MIN. 1200c. (confirm with engineers)

PLASTERER NOTE
PROVIDE CASING BEADS TO ALL EXTERNAL CORNERS OF INTERNAL PLASTERED WALLS & SLIDING DOOR REVEALS.

INSULATION NOTE
PROVIDE R3.0 BATTS TO ALL LIVING AREAS (exc. GARAGE)

2ND FIXER NOTE
450mm WIDE SHELF & RAIL 1700mm HIGH TO BED 2 & 3.

450mm WIDE SHELF & RAIL 1800mm HIGH TO BED 1.
TOWEL RAIL TO BE FIXED 900mm ABOVE F.F.L.

LINEN SHELVES AS PER PANTRY

