



## 5 Nutley Court Binningup, WA

### Build Your Seaside Dream

Secure this fantastic corner block and design your seaside residence, with a lovely outlook across the top of the tree canopy. There are plenty of options for access and plenty of room for a house & shed.

The block slopes from front to back and would be ideally suited to a pole home with the elevation providing a scenic outlook as well as capturing the winter sun from the north. A contour survey and site report are available for genuine purchasers. Connections to power and scheme water are available.

With housing stock in short supply and the opportunity to secure vacant land in Binningup at an all time low, don't miss this opportunity to create your seaside dream.

For more details please visit :  
<https://www.summitbunbury.com.au/7972340>

**Price:** Offers Above \$169,000

**Council Rates:** \$1,443.00/year (approx)

**Water Rates:** \$275.72/year (approx)



**Ruth Nandapi**

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# COTTAGE & ENGINEERING SURVEYS

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LEGEND	DESCRIPTION
⊕	SEC Dome
⊖	Power Pole
[T] [C]	Phone Pits
⊞	Water Conn.
[TP 10.00]	Top Pillar/Post
[TW 10.00]	Top Wall
[TR 10.00]	Top Retaining
[TF 10.00]	Top Fence

**DISCLAIMER:**  
 Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.

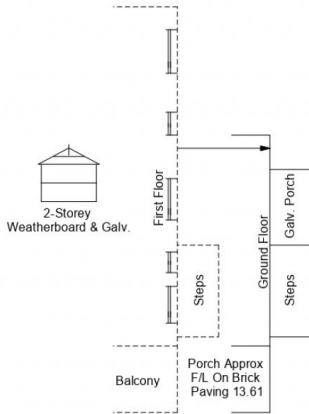
**DISCLAIMER:**  
 Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.

**DISCLAIMER:**  
 Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

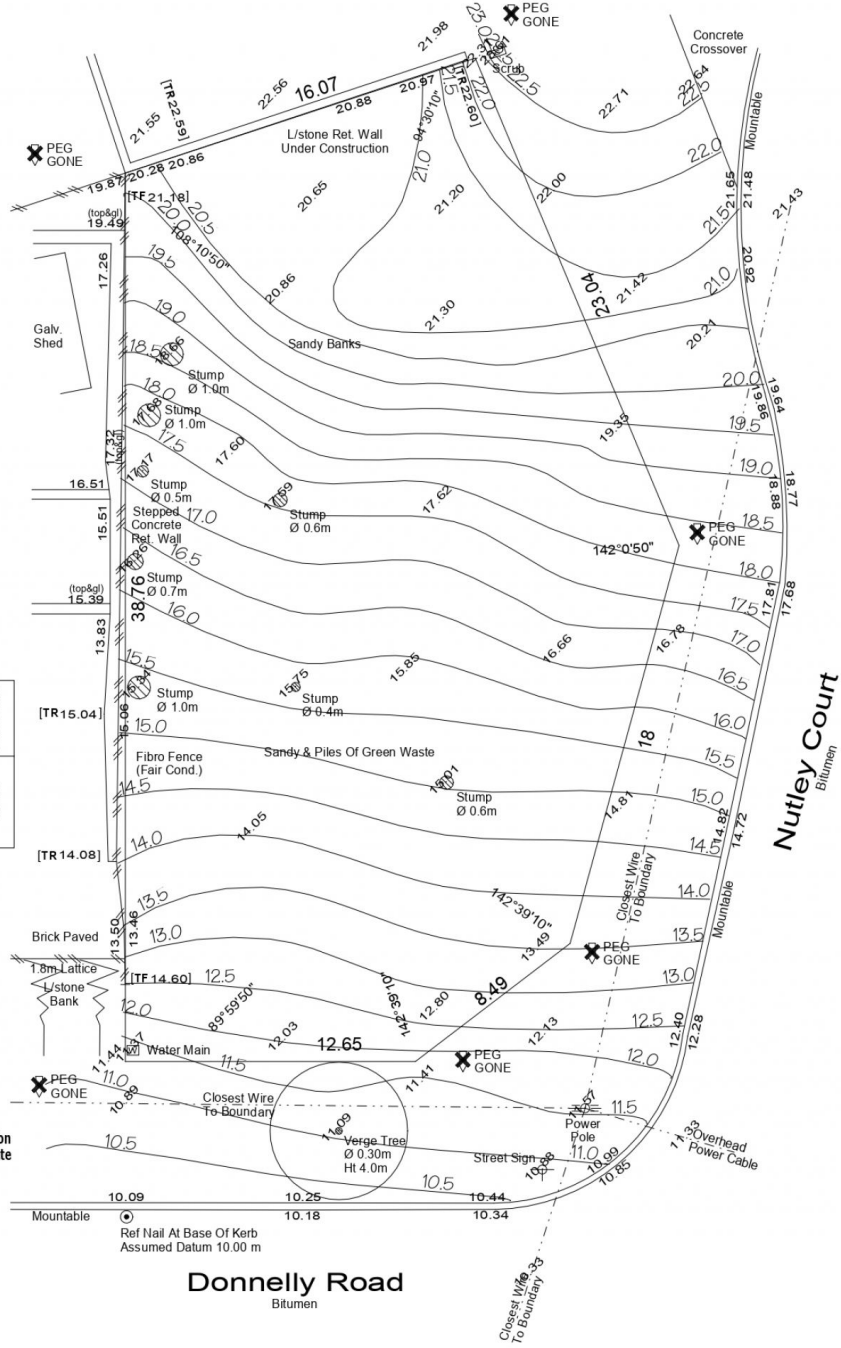
**DISCLAIMER:**  
 Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.

<b>LOT MISCLOSE</b>
0.004 m
<b>SOIL DESCRIPTION</b>
Sand
Light Grass Cover

Approx House F/L  
 @ Front Door On  
 Concrete 24.89



**NOTE:**  
 Due to lack of survey marks/pegs, exact location of all features/levels/structures are approximate only and are to be verified when repegged.



Scale 1:200

5 Nutley Court

Binningup, WA





FRONT PERSPECTIVE

\*Disclaimer - Proposed front perspective images are for illustrative purposes only.



FRONT PERSPECTIVE

THE SORRENTO

Model No. 4833 - Framed



Proposed "" Residence ©

Consultant:  
File - 4833\_Sorrento\_framed  
Drawn By: Date:

ruralbuilding.com.au

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THIS HOUSE DESIGN IS THE SOLE PROPERTY OF THE IRWH GROUP AND SHOULD NOT BE USED OR ALTERED WITHOUT THE EXPRESS WRITTEN ASSIGNMENT OR LICENSE BY THE BUILDER TO NOMINATED PARTIES.

PRELIMINARY DESIGN ONLY  
DUE TO THE IMPLEMENTATION OF THE AMENDED RESIDENTIAL DESIGN CODES AND THE BUILDING CODES OF AUSTRALIA ENERGY EFFICIENCY PROVISIONS, THIS DESIGN MAY BE SUBJECT TO CHANGE UPON RECEIPT OF DETAILED SURVEY INFORMATION.

ROOM SIZES  
ROOM DIMENSIONS MAY VARY DEPENDING ON THE TYPE OF EXTERNAL BRICK CHOSEN

CLIENT NOTE  
PLEASE NOTE THAT DESIGN DRAWINGS ARE REPRESENTATIVE ONLY. COSTING SCHEDULE AND ADDENDA ITEMS ARE TO SUPERSEDE DETAILS DEPICTED ON DESIGN SKETCH PLANS.