



16 Serpens Road Australind, WA



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## When Quality Counts!

If your dream is to own a home with the "WOW" factor, then look no further...

This "Dale Alcock" design is as new and in "Display Home" condition and provides the ultimate in quality and finish that will impress the fuzziest of all buyers!

Nestled in the end of a cul de sac in ever popular Treendale, this home will tick the boxes for retirees, professional couples and the growing family looking for a home that provides quality, comfort and for a location that is convenient to all amenities.

Features include a welcoming entry, 4 bedroom plus activity, master suite with double bowl vanity, separate toilet in ensuite and spacious WIR. A deluxe cinema room, gourmet kitchen with stone bench tops, stainless steel appliances, scullery and plenty of bench space ov

For more details please visit :

<https://www.summitbunbury.com.au/8002214>

**Price:** Offers Over \$699,000

**Council Rates:** \$2,831.03/year (approx)

**Water Rates:** \$1,414.22/year (approx)



**Greg Gardiner**

0418 932 277

WIND CLASS ▶ N2

CORROSION CLASS ▶ R3

BUSHFIRE RATING ▶ NIL

PLANS ARE TO BE READ IN CONJUNCTION WITH BUILDERS STANDARD SPECIFICATION, ADDENDA AND ENGINEERS DOCUMENTS.

28c Ceilings Throughout unless otherwise noted

**Client Note**  
Dimensions show on plan are brick sizes. Please allow for plaster set. Consideration should be given when calculating clearances for future furnishing / fittings

Number & location of RWP's is approximate and governed by the roof structure and at Plumbers discretion.

Builder accepts no responsibility for damage to external personal access doors due to weathering

**Bricklayer Note**  
Refer to engineers details for masonry reinforcement & coursing requirements.

Masonry reinforcement from X-X if shown on plan, otherwise to entire home as per engineers detail and ABN Specification

**Roof Carpenter Note**  
Roof beams shown are appx. Refer to scheduled & engineers documents for location and requirements.

Frame our Air Con return vent 1135 x 535 (if applicable)

**Fixing Carpenter Note**  
450mm deep shelf & rail at 1800mm high to built-in robes

450mm deep shelf & rail at 1800mm high to Walk-in Robes with 4x 450mm deep shelves where shown.

Heights of shelves; 450, 900, 1300, 1800 AFL

Towel rails at 900mm AFL

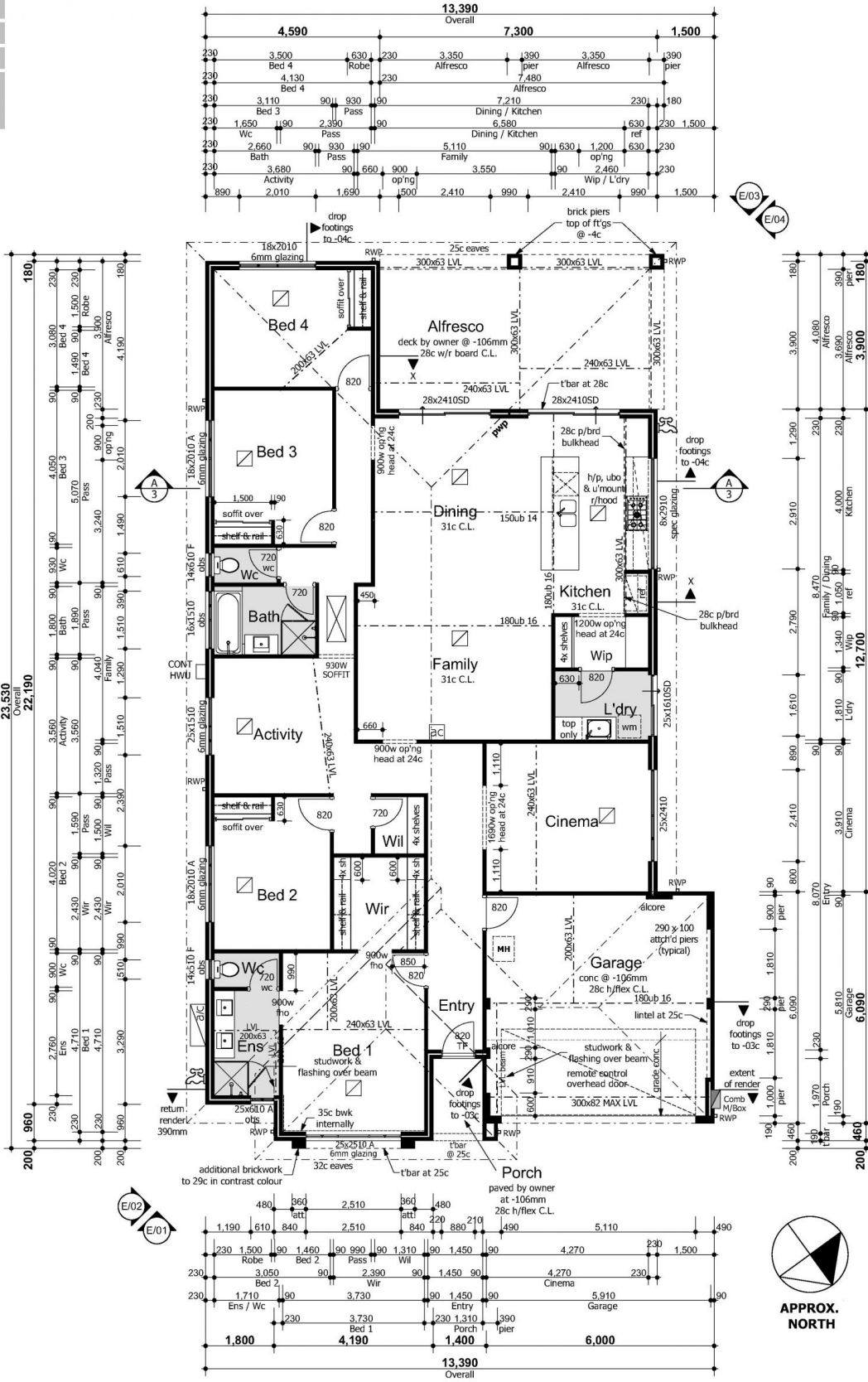
4x 450mm deep shelves to Linen.

Heights of shelves; 500, 900, 1300, 1700 AFL

Wip shelves as per Layouts.

Provide support to shelving as required (max 1500w span unsupported)

**Air Con Note**  
Final position of Air Con unit and outlets is at the discretion of the installer



Floor Plan  
1:100

Area Calc	
. House	213.61
. Garage	36.29
. Alfresco	30.52
. Porch	2.83
<b>TOTAL</b>	<b>283.25 m<sup>2</sup></b>

PROPOSED RESIDENCE TO BE ERRECTED ON:  
Lot 8 Serpens Road,  
AUSTRALIND  
FOR:  
**16 Serpens Road**

SIGNATURES:  
CLIENT: \_\_\_\_\_ DATE: \_\_\_\_\_  
CLIENT: \_\_\_\_\_ DATE: \_\_\_\_\_  
BUILDER: **Australind, WA**

AMENDMENTS:	
Contracts	17/08/20 BM
Engineers Cert	16/09/20 BM
Variation 1	16/10/20 BM
Variation 2	16/10/20 BM
Variation 3	16/10/20 BM

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DWG No: 2 of 6  
JOB NO: 53214

