

FOR SALE

IMMACULATE, BRIGHT AND SPACIOUS! A MUST TO VIEW!

This gorgeous 2011 built home, on level 578 m2, is situated near the end of a quiet cul de sac in ever popular Woodrise Estates. You can't help but notice the immaculate street appeal and of course, the calming green views over Yakamia Creek.

On entering, the superb choice of earthy tones in the walls and floors immediately enchant as it seems to flow seamlessly from room to room. Lots of large windows allow the light to play in the rooms and the big open spaces evoke a feeling of happiness and content. Correct, "home" is a feeling.

The neat double remote garage allows easy under roof access to the home. On the left of entry is a formal carpeted lounge/parents retreat looking out towards the hills. To the right is the private master en suite with a built in robe and beautiful bathroom consisting of a double size shower, basin and water closet. It's easy to convert for disabled or elderly people if needed.

Walk down a short passage and get blown away by the massive open area encompassing the kitchen, dining and lounge area. You can even see the outside entertainment area through the double glass slider! Windows line the wall on the right just waiting for the late afternoon and winter sun to heat the area. There is a gas heater for our Albany winters too.

The galley kitchen is very neat, practical and en vogue - with loads of bench and cupboard space, a gas hob and electric oven.

To the left of the kitchen is bedroom 2 with a BIR and a serene outlook to the side garden bed and high wooden boundary fence.

Next door is a full bathroom with a shower, bath and basin and a separate water closet. Next we get to the laundry with glass sliding doors leading to the neat pavers all around the house. A very handy activity/study/office area sits centre to the 3 bedrooms on this side of the house.

Bedroom 3 and 4 are delightfully spacious and light with built in robes and looks out to the sunny, fully reticulated garden & courtyard.

4 BED | 2 BATH | 0 CAR

PRICE:
\$435,000

OPEN FOR INSPECTION:
N/A



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External Frames List					
ID	Height	Width	Frame	Glazing	Sash type
D01	2,143	880	timber	std clear	Swinging Door
D02	2,143	880	timber	none	Swinging Door
W01	1,543	2,010	alum std	std clear	Sliding Window
W02	1,543	1,710	alum std	std clear	Sliding Window
W03	1,514	1,210	alum std	obsure	Sliding Window
W04	1,543	810	alum std	std clear	Awning Window

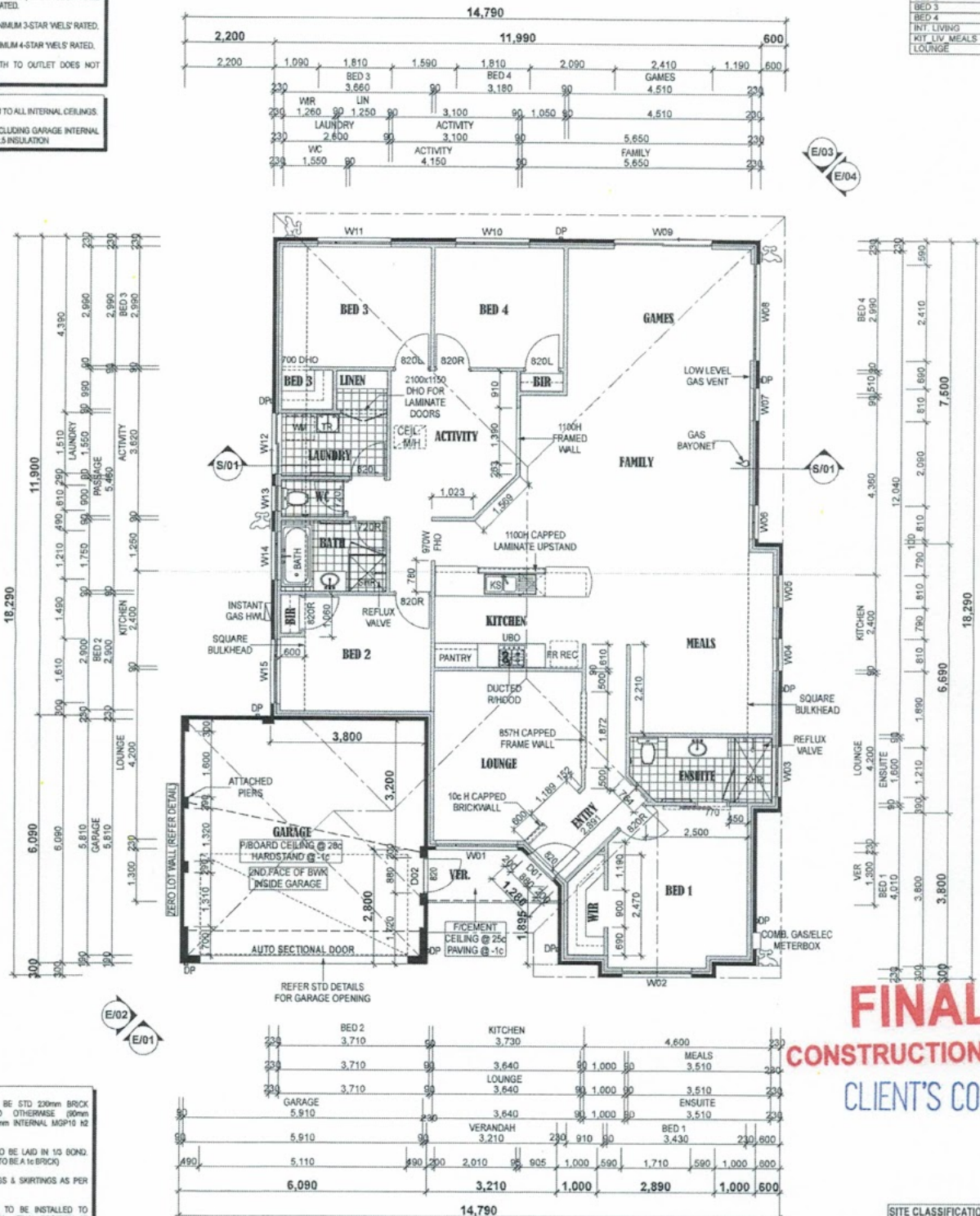
External Frames List					
ID	Height	Width	Frame	Glazing	Sash type
W05	1,543	810	alum std	std clear	Awning Window
W06	1,543	810	alum std	std clear	Awning Window
W07	1,543	810	alum std	std clear	Awning Window
W08	2,143	2,410	alum std	std clear	Sliding Window
W09	2,143	2,410	alum std	std clear	Sliding Door
W10	1,372	1,810	alum std	std clear	Sliding Window

External Frames List					
ID	Height	Width	Frame	Glazing	Sash type
W11	1,372	1,810	alum std	std clear	Sliding Window
W12	2,143	1,510	alum std	std clear	Sliding Door
W13	857	610	alum std	obsure	Fixed Window
W14	1,543	1,210	alum std	obsure	Bathroom Window
W15	1,372	1,610	alum std	std clear	Sliding Window

4-STAR PLUS COMPLIANCE NOTES
 HWU TO BE 4-STAR RATED GAS AS NOTED.
 TAPWARE TO VANITIES, KITCHEN, LOY TROUGH TO BE MINIMUM 4-STAR WELS RATED.
 SHOWERHEADS TO BE MINIMUM 3-STAR WELS RATED.
 TOILET SUITES TO BE MINIMUM 4-STAR WELS RATED.
 HOT WATER PIPE LENGTH TO OUTLET DOES NOT EXCEED 20M IN LENGTH.

INSULATION NOTES
 PROVIDE R2.5 INSULATION TO ALL INTERNAL CEILINGS.
 ALL EXTERNAL WALLS (INCLUDING GARAGE INTERNAL CAVITY WALLS) TO HAVE R2.5 INSULATION.

INTERNAL AREA'S	
ZONE	AREA (m2)
ACTIVITY	6.97
BED 1	15.11
BED 2	10.31
BED 3	10.94
BED 4	9.51
INT. LIVING	175.09
KIT. LIV. MEALS	66.66
LOUNGE	14.35



FINAL
CONSTRUCTION PLAN
 CLIENT'S COPY

GENERAL NOTES
 ALL EXTERNAL WALLS TO BE STD 230mm BRICK VENEER UNLESS NOTED OTHERWISE (90mm EXTERNAL BRICK LEAF, 90mm INTERNAL MOP15 10 STD WALL LEAF).
 ALL 3/4 FACE BRICKWORK TO BE Laid IN 10 BOND (FIRST COURSE AT FOOTING TO BE A TO BRICK).
 INTERNAL PAINTING, NOSINGS & SKIRTINGS AS PER ADDENDA.
 RECTANGULAR DOWNPIPES TO BE INSTALLED TO APPROX LOCATIONS SHOWN. FINAL POSITION AT PLUMBERS DISCRETION.
 ALL CEILINGS @ 2.4m UNLESS OTHERWISE NOTED.
 PROVIDE FLUES W/ SELF CLOSING DAMPERS TO EXHAUST FANS AS REQUIRED.

SITE CLASSIFICATION: S
WIND CATEGORY: N1

OWNER NOTE - DIMENSIONS
 ALL INTERNAL WALLS ARE BOARD LINED EXCEPT SOME AREAS. ALL DIMENSIONS INDICATED ON PLANS ARE TO FRAMEWORK ONLY. ROOM & OPENING SIZES WILL BE REDUCED WITH BOARD FINISH.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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ROOF ZONE	AREA (m²)	ROOF PERIMETER	DRYING	OWNER	WITNESS	SITE
MAIN ROOF	247.29 m²	81.23 m	M. O'HARE			LOT 632 (4) McWHAE DVE ALBANY
						COUNCIL: CITY OF ALBANY
						DRG: FLOOR PLAN

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