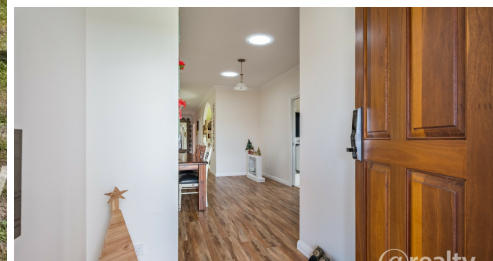


112 DELORAINE DRIVE WARRENUP



## FOR SALE

### SPACE IN ABUNDANCE!

Welcome to 112 Deloraine Drive. Absolutely everything about this gorgeous home is extra-large and/or extra high.

This home was specially designed and built in 2013 by Ryde Homes for the current family's needs. The 367.4 m2 north facing home is on a large 4, 703 m2 (1.16 acre) block in the popular suburb of Warrenup - an area where the neighbours are friendly yet everyone's privacy is treasured.

The red painted carport at the front accommodates not 2, but 3 cars. You could easily enclose this with remote garage doors should you wish.

There's no key needed to enter this home. A fingerprint (1 of 100 that can be programmed in) will allow you access. On entry you're greeted by gorgeous Blackbutt-lookalike floors, wide corridors, high ceilings and light streaming in from high windows on all sides of the home.

Immediately to the right of the front door is a massive blue-painted games room/informal living area/gym - ideal for entertaining friends while watching sport or for keeping the kids occupied while the adults enjoy their space in one of the other living areas.

As you move down the corridor the formal theatre room is to the right, roughly opposite the dining area. A large wall cabinet is filled with the family's best loved DVD's.

To the left is an enormous, light and bright, open plan kitchen/dining area. This area is definitely the hub of the home and like the rest of the house, finished to a very high standard. There are heaps and heaps of self-closing cupboards and plenty of bench spaces, a large ceramic sink complete with its designer Italian tap, dishwasher, a massive plumbed fridge/freezer, extra wide built in gas hob and electric oven - even a super quiet extractor fan (which admittedly, impressed me). Two or more chefs could easily create master pieces here with gusto. The pantry is extra-large (of course) and easily accessible. Even the island counter has extra drawers, cupboards and electric points. The bins are cleverly hidden inside the island.

The laundry room is just off the kitchen and should impress with loads of cupboards and a wash trough, including a massive double slider which hides a deep linen cupboard. There's direct access to the outdoor washing line. Interesting to note that this room, like all the wet areas, is

5 BED | 2 BATH | 3 CAR

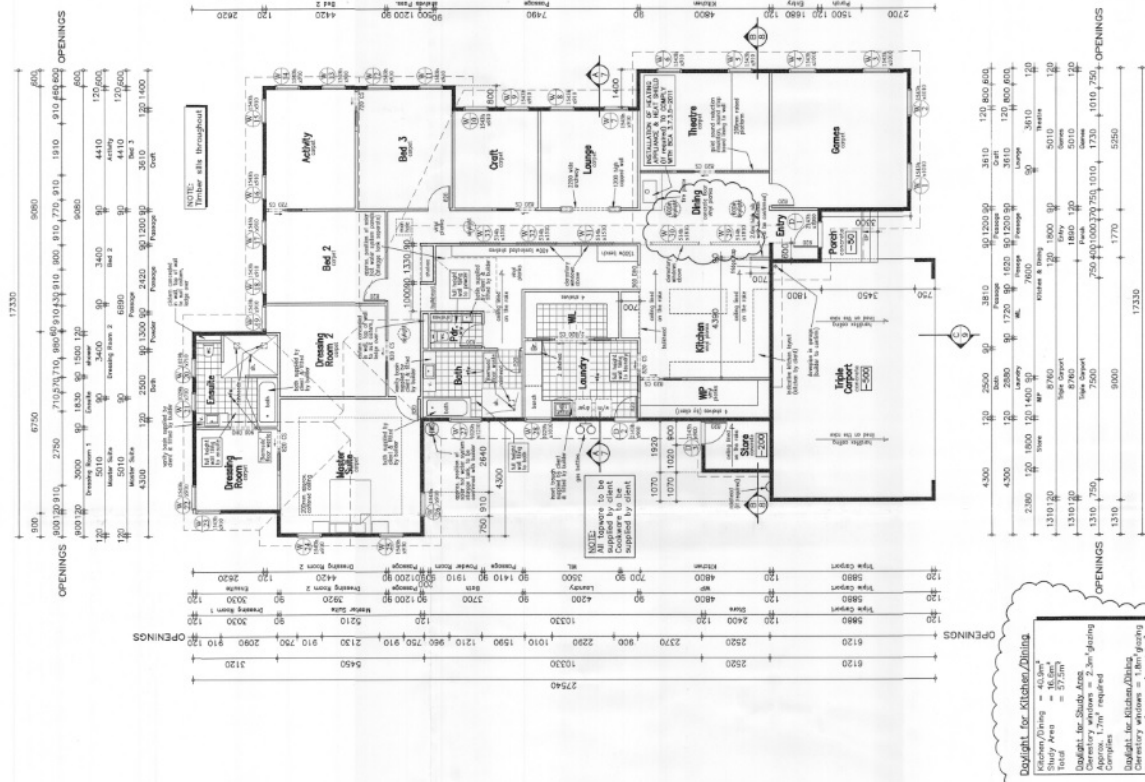
PRICE:  
698,000 ONO

OPEN FOR INSPECTION:  
N/A



**Jess Adams**  
**0410631335**  
jessadams@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

NOTE:  
SEE PAGE A10 FOR  
GENERAL NOTES



AREA: LIVING	305.8 m <sup>2</sup>
CARPORT	54.1 m <sup>2</sup>
DECK	2.9 m <sup>2</sup>
STAIRS	2.9 m <sup>2</sup>
TOTAL	367.4 m <sup>2</sup>
PERIMETER	865.5 m
LAND AREA	865.5 m <sup>2</sup>
TO LAND CENTER LINE AS SHOWN	
IT REMAINS THE RESPONSIBILITY OF THE CLIENT TO ENSURE THAT THE ABOVE FIGURES ARE CORRECT	

**Daylight for Kitchen/Dining**  
 Kitchen/Dining = 44.3m<sup>2</sup>  
 Shaded Area = 16.6m<sup>2</sup>  
 Total = 60.9m<sup>2</sup>  
 Daylight for Shaded Area = 57.5m<sup>2</sup>  
 Daylight for Kitchen/Dining = 44.3m<sup>2</sup>  
 Shaded Area (for Kitchen/Dining) = 16.6m<sup>2</sup>  
 Total = 60.9m<sup>2</sup>  
 Daylight for Shaded Area = 57.5m<sup>2</sup>  
 Daylight for Kitchen/Dining = 44.3m<sup>2</sup>  
 Shaded Area (for Kitchen/Dining) = 16.6m<sup>2</sup>  
 Total = 60.9m<sup>2</sup>  
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NOTE:  
FOR GLAZING & INSULATION  
TO BE SHOWN AS PER EXTENT  
OF UNDER SLAB INSULATION  
UNLESS OTHERWISE NOTED

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# Floor Plan

Scale 1:100

powerhouse

ARCHITECTURAL DRAFTING

PO BOX 1187 ARNHEM W 6201 TEL 08M 3211 FAX 08M 3205

project: NEW RESIDENCE FOR 'PRESTON & SANCHEZ' ON LOT 170 DELORAIN DRIVE, WARRENUP

client: RYDE

scale: 1:100

date: 12-02-2014

drawn: DC

checked: AL30921

job no.: A2

dwg no.: A2

THIS DRAWING SHALL REMAIN THE SOLE PROPERTY OF THE DESIGNER AND MUST NOT BE GIVEN, LENT, REPRODUCED OR OTHERWISE COPIED WITHOUT THE PERMISSION IN WRITING OF THE DESIGNER

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.

