



SOLD

PROPERTY SOLD BY KARL STOPIC

COMFORTABLE FAMILY LIVING - BETWEEN THE OCEAN AND THE ESTUARY!

Location is everything and this lovely, modern & spacious family home certainly ticks this box. This beautifully maintained family home in Port Bouvard is located in a quiet street and close to the stunning white sands of Avalon Bay. The home is also within close proximity to Falcon Primary School, local shopping, transport and family restaurants. All of this makes this home an ideal place for family living!

This fabulous 4 bedroom, plus study home with open plan living was designed for the growing family & represents outstanding value. Walking through the gorgeous double door entry the large main bedroom is to your left. This master suite with brand new carpet has room for a king bed and hosts a generous walk in robe & ceiling fan. The en-suite is finished off nicely with a double vanity, shower and a separate W/C with own its door. Heading back out to the entry you will next come across both the theatre/formal lounge room on one side and very large office space/kids game room on the other, both rooms with new carpet. As you come to the end of this area you will enter the main living areas of this beautiful family home. With timber look vinyl planks in the family room, kitchen, dining with a wall mounted plumbed in Rinnai heater you will love the feel of this whole space.

The large corner kitchen with neutral laminate bench tops has everything you need! It is fitted out with a with a built in wall mounted microwave, Westinghouse 900mm s/s gas cook top and electric oven and last but not least, a Fisher & Paykel two drawer dishwasher. The dining area is opposite the kitchen with room for the whole family to eat. Across from the dining and kitchen is the lovely open plan family/living room.

Heading down the hallway you will find the three minor bedrooms, the main bathroom, laundry and second toilet. Two of the minor bedrooms have walk-in wardrobes and the third with built-in robe, ducted air conditioning and vinyl planks. The main bathroom hosts a lovely bathtub under the window, with a separate shower cubicle. The second WC is located in the laundry along with generous linen storage, and a secondary storage area in the hallway. The laundry leads directly outside for ease to the wall mounted close line. All windows have security screens installed.

Outside you will find a gorgeous alfresco area with an additional council approved gabled pergola providing a large undercover entertaining area. There is side access with a modern

4 BED | 2 BATH | 2 CAR

PRICE:
\$385,000

OPEN FOR INSPECTION:
N/A



Karl Stopic
0416231528
karlstopic@atrealty.com.au
www.atrealty.com.au

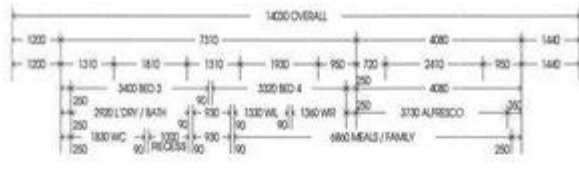
COASTAL ZONE

N1 WIND CLASSIFICATION

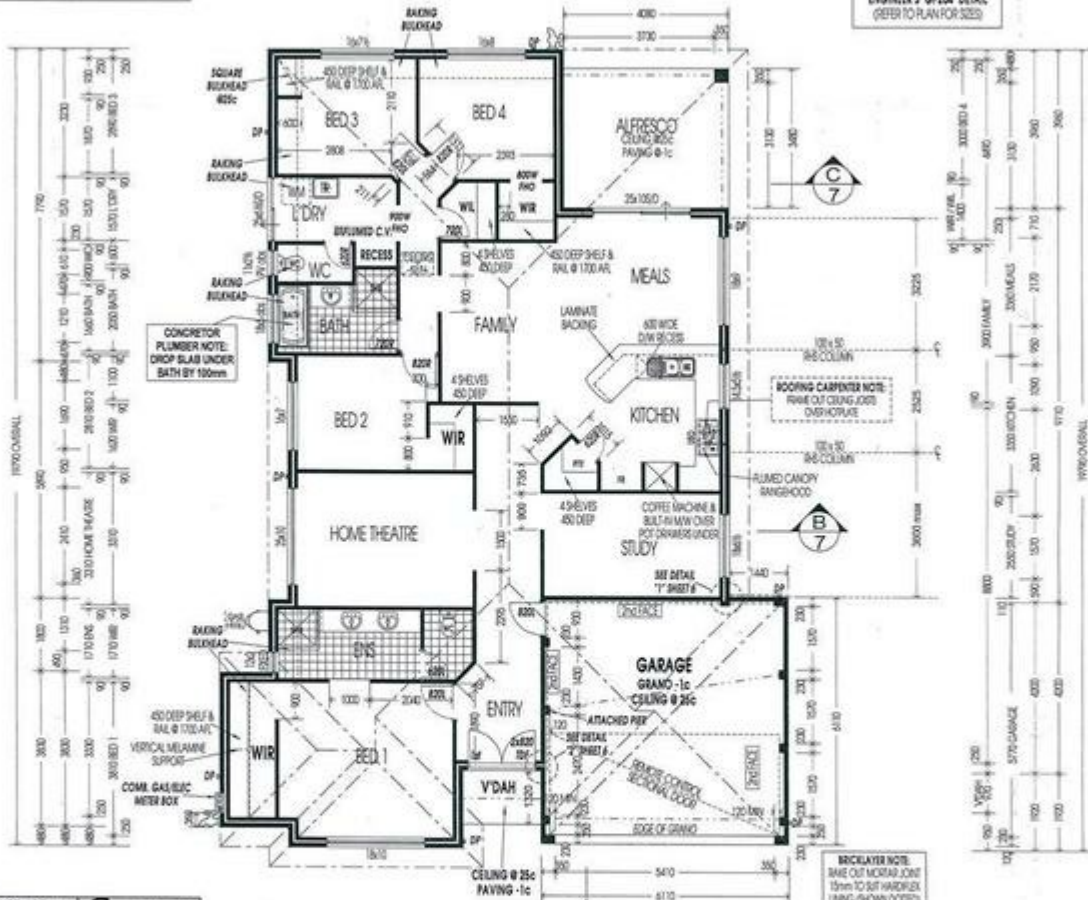
AS PER ENGINEER'S CERTIFICATE OF INSPECTION

REFER TO CONSTRUCTION DETAILS SHEETS

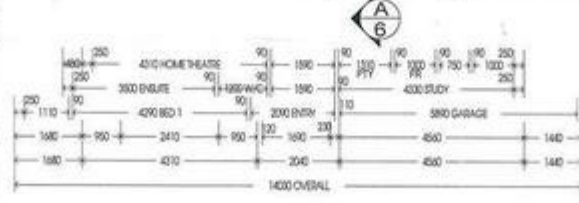
- HOLDING DOWN STRIPS TO BRICK PERS WITH BEAM ABOVE
- HOLDING DOWN STRIPS TO PERS WITHOUT BEAM ABOVE
- HOLDING DOWN STRIPS TO PERIMETER OF HOUSE
- TRIPLE DRIP CONNECTORS TO WATER-CARPENTERS GARAGE PITCHING BEAM CONNECTIONS
- COLLAR TIES TO UNDERSIDE OF ROOF BEAM
- NETS TO CARRY BRICKWORK
- STAINLESS STEEL WIRE TIES TO EXTERNAL BRICKWORK
- CONCRETE MORTAR MIX TO FACE BRICKWORK
- (NOTE: ONLY CONCRETE MORTAR JOINTS PERMITTED)
- HOT DIPPED GALVANIZED UNITS TO CARRY BRICKWORK
- HOT DIPPED GALVANIZED EXTERNAL STEELWORK
- RED OXIDE TREATMENT TO INTERNAL STEELWORK



BRICKLAYER TO BRICK IN ACCORD WITH FLASHING
 945 COLUMN
 EXTERNAL LEAF BRICK
 COLUMN TO CAVITY WALL
 ENGINEER'S 'G2024' DETAIL
 (REFER TO PLAN FOR SIZES)



FLOOR PLAN



BRICKLAYER NOTE
 BASE OUT MORTAR JOINT
 15mm TO SUB HARDENED LINING (SHOWN COFFERS)

HOUSE AREA	
HOUSE AREA = 178.96m ²	Content LIVING LIVING & INVESTMENT ACQU 090 241 306 6 Coast Street, Osborne Park WA, 6007 PH (08) 9202 5222 FAX (08) 9202 5223
GARAGE AREA = 36.26m ²	
VDAH AREA = 1.56m ²	
ALFRESCO AREA = 14.26m ²	
TOTAL AREA = 232.07m²	
PERIMETER = 65.72m	
THESE ARE THE PLANS REFERRED TO IN THE BUILDING CONTRACT	
DATE:	
OWNER:	
OWNER:	
SCALE:	1:100
BENARA	
PROPOSED RESIDENCE @	
LOT No. 1470 HONEYDEW TRAIL	
WANNANUP	
CITY OF MANDURAH	
FOR: SRDAREV	
DATE:	9485
SCALE:	2 of 8
CONTENT LIVING RESERVES THE RIGHT TO VARY DIMENSIONS AND MATERIALS FROM THOSE ON DISPLAY. PLEASE CHECK PLANS, SPECIFICATIONS AND APPROVALS CAREFULLY. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.	

BRICKWORK NOTES:

- FACE BRICK TO INSIDE GARAGE TO BE 240mm WITH CONCRETE JOINT
- LIFT DRY BRICKS TO COURSE & MC SIZES
- DIMENSIONS ARE TO BRICKWORK ONLY - PLASTER MARGIN NOT ALLOWED FOR
- HOLDING DOWN STRIPS TO BRICK PERS WITH BEAM ABOVE
- HOLDING DOWN STRIPS TO PERMITS WITHOUT BEAM ABOVE
- HOLDING DOWN STRIPS TO PERIMETER OF HOUSE

ROOF NOTES:

- ROOF TO BE DOWN IN ACCORDANCE WITH ALL 15M
- COLORBOND ROOF @ 0.4%
- TRIPLE DRIP CONNECTORS TO WATER-CARPENTERS GARAGE PITCHING BEAM CONNECTIONS
- COLLAR TIES TO UNDERSIDE OF ROOF BEAM

PLUMBING NOTES:

- NO PLUMBING TO FRONT ELEVATION ROOF
- NO EFFLUENT VENTILATION PIPES (E.V.P.) TO STREET ELEVATION
- DOWNPIPES TO ROOF SHALL BE AT CENTRES TO ROOF PLUMBING DECRETION
- FLOORING TO LAUNDRY THROUGH & KITCHEN SINK
- COLD PLUMBING ONLY TO DRY RECESS

GENERAL NOTES:

- REFER TO ENERGY EFFICIENCY SHEETS FOR LIGHT / VENTILATION REQUIREMENTS
- CORNER PLASTER BEADS TO 45° CORNERS ONLY UNLESS OTHERWISE NOTED ON PLAN
- REMOTE CONTROL SECTIONAL DOOR TO GARAGE (REFER TO ADDITIONAL)

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.

