



## FOR SALE

### IMMACULATE, SPACIOUS AND SECURE

This gorgeous 2010 built home, on a level 578 m2 block, has recently been upgraded and 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 freshness and space.

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 suite with a built-in robe and beautiful bathroom consisting of a double size shower, basin and water closet. It will be easy to convert for disabled or elderly people if needed.

Walk down a short passage into a massive open area encompassing the kitchen, dining and lounge. 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 space. A brand-new air conditioner was recently installed, while a gas bayonet allows the option for a gas heater if preferred.

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

To the left of the kitchen is bedroom 2 with BIR's 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.

The extensive paved and retained outdoor area is ideal for entertaining. It is true that there's a

4 BED | 2 BATH | 2 CAR

#### PRICE:

Offers above \$389,000

#### OPEN FOR INSPECTION:

N/A



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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	1,543	1,210	alum std	std clear	Sliding Window
W04	1,543	810	alum std	std clear	Awning Window

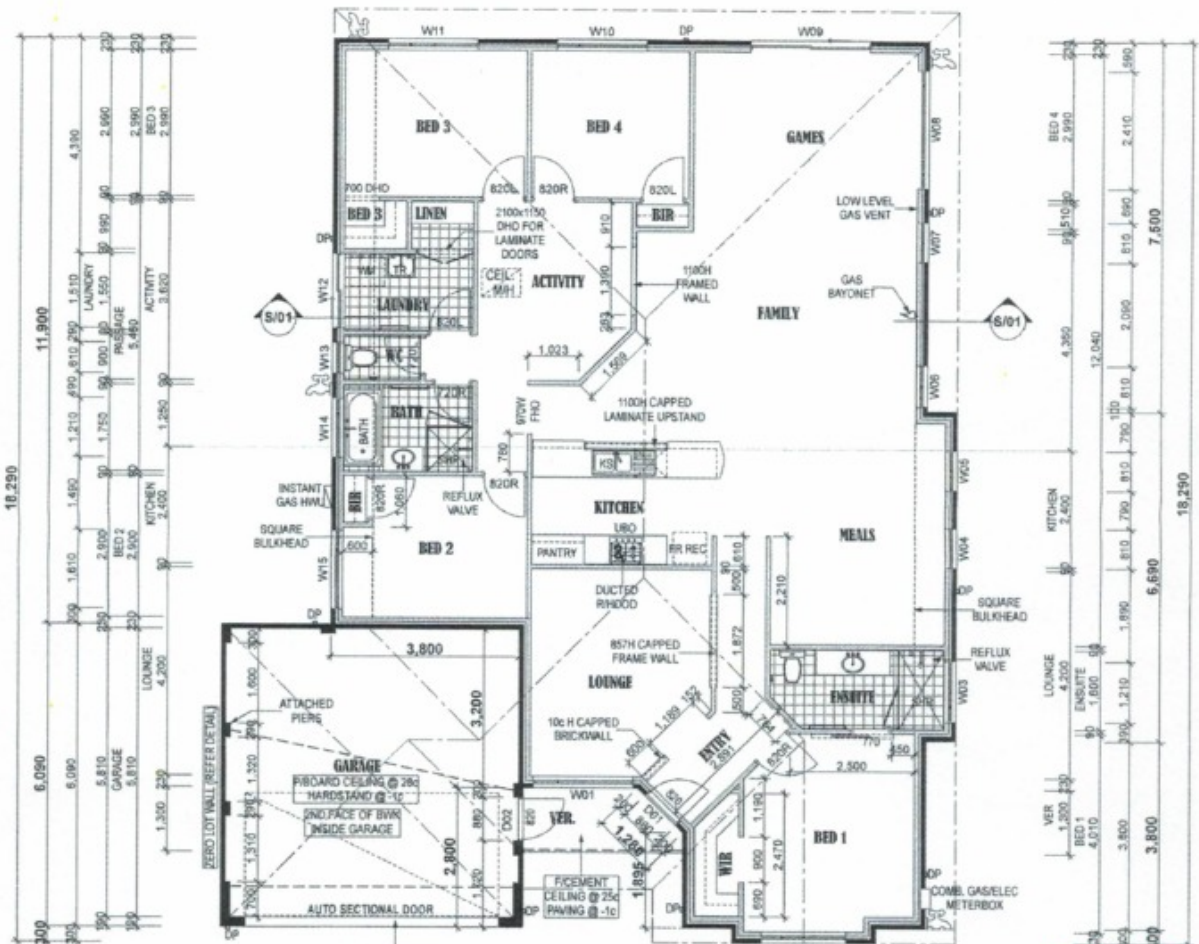
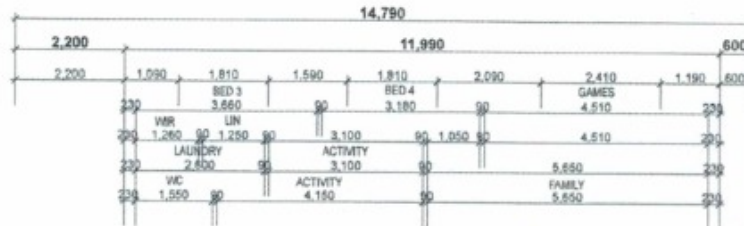
ID	Height	Width	Frame	Glazing	Sash type
W05	1,543	810	alum std	std clear	Awning Window
W06	1,543	810	alum std	std clear	Awning Window
W07	1,543	810	alum std	std clear	Awning Window
W08	2,143	2,410	alum std	std clear	Sliding Window
W09	2,143	2,410	alum std	std clear	Sliding Window
W10	1,372	1,810	alum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

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	obscure	Fixed Window
W14	1,543	1,210	alum std	obscure	Bathroom Window
W15	1,372	1,610	alum std	std clear	Sliding Window

**5-STAR PLUS COMPLIANCE NOTES**  
 HNU TO BE 5 STAR RATED GAS AS NOTED.  
 TAPWARE TO UNITS, KITCHEN, LOY TROUGH TO BE MINIMUM 4-STAR WELS RATED.  
 SHOWERHEADS TO BE MINIMUM 3-STAR WELS RATED.  
 TOILET FLUSHES TO BE MINIMUM 4-STAR WELS RATED.  
 HOT WATER PIPE LENGTH TO OUTLET DOES NOT EXCEED 20M IN LENGTH.

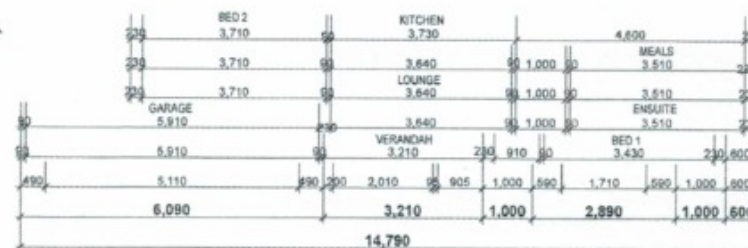
**INSULATION NOTES**  
 PROVIDE R0.5 INSULATION TO ALL INTERNAL CEILINGS.  
 ALL EXTERNAL WALLS (INCLUDING GARAGE INTERNAL CAVITY WALLS) TO HAVE R0.5 INSULATION.

ZONE	AREA (m <sup>2</sup> )
ACTIVITY	5.97
BED 1	15.11
BED 2	15.31
BED 3	12.64
BED 4	9.51
INT. LIVING	175.09
KIT. LIV. MEALS	88.66
LOUNGE	14.35



**FINAL**  
**CONSTRUCTION PLAN**  
 CLIENT'S COPY

**GENERAL NOTES**  
 ALL EXTERNAL WALLS TO BE STD 200mm BRICK VENEER UNLESS NOTED OTHERWISE (200mm EXTERNAL BRICK LEAF, 100mm INTERNAL MORTAR TO STUD WALL LEAF).  
 ALL 3/4 FACE BRICKWORK TO BE Laid IN 10 BOND (FIRST COURSE AT FOOTING TO BE A 1/2 BOND).  
 INTERNAL PARTING, MOINGS & SKIRTINGS AS PER ARCHITECT.  
 RECTANGULAR DOWNPIPES TO BE INSTALLED TO APPROX LOCATIONS SHOWN. FINAL POSITION AT PLUMBERS DISCRETION.  
 ALL CEILINGS @ 2m UNLESS OTHERWISE NOTED.  
 PROVIDE FLUES VV- SELF CLOSING DAMPERS TO EXHAUST FANS AS REQUIRED.



SITE CLASSIFICATION: S  
 WIND CATEGORY: N1

**CORNER 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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<p>AUSTRALIAN STANDARDS          4) CONTRACTORS SHOULD VERIFY ALL DIMENSIONS ON SITE.          5) DIMENSIONS SHOWN DO NOT ALLOW FOR INTERNAL OR EXTERNAL LININGS OR CLADDINGS.</p>	<p>ROOF ZONE          MAIN ROOF          AREA (m<sup>2</sup>)          247.28          LIVING PERIMETER 81.23m</p>	<p>CONNECTIONS          15/10          580/12/12/5/50</p>	<p>OWNER          WITNESS          OWNER          WITNESS          BUILDER          WITNESS</p>	<p>SITE          LOT 632 (4) McMAHE DRIVE          ALBANY          COUNCIL          CITY OF ALBANY          DRG          FLOOR PLAN</p>	<p>GREAT SOUTHERN          A: US, 2 BARNESBY DRIVE,          ALBANY, WA 6330          PH: (08) 9841 2333          P: (08) 9841 2244</p>
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