

SOLD

HOME OPEN CANCELLED.

If you are looking for a great value home in a quiet street close to parkland and all local amenities, put this fabulous four bedroom, two bathroom home to the top of your list.

Accommodation briefly comprises;

- Spacious master bedroom with large WIR and modern en-suite
- Separate study/home office, perfect for those working from home
- Large theatre room
- Open plan casual living comprising meals, family and games areas
- Well appointed kitchen with stainless steel appliances and double fridge/freezer recess
- 3 further double bedrooms with birs
- Lovely family bathroom with glass shower door and separate WC
- Functional laundry room with access to side of property.

The property also benefits from;

- Ducted air conditioning throughout
- Solar panels to keep those electricity bills low
- Attic storage area complete with loft ladder
- Quality tiling and carpets throughout
- Tinted windows to front of property
- Low maintenance, reticulated lawns front and back
- UMR alfresco area with extended paving to incorporate a further seating area protected by a shade sail

This property is tenanted until the beginning of February and as such viewings will be by appointment only. If you would like to secure a fantastic property in a great location I urge you to arrange your inspection as soon as possible. Contact LISA DRYLIE for all enquiries.

4 BED | 2 BATH | 2 CAR

PRICE:
\$430,000

OPEN FOR INSPECTION:
N/A



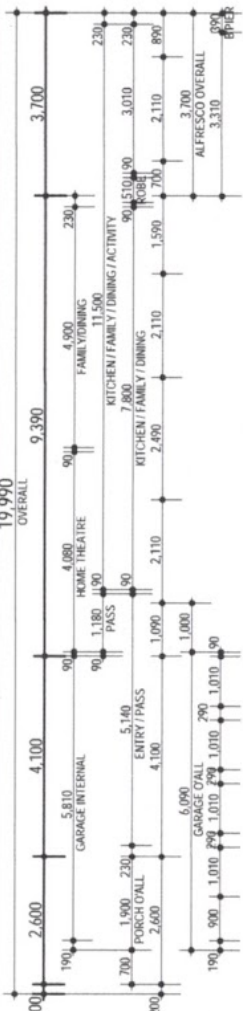
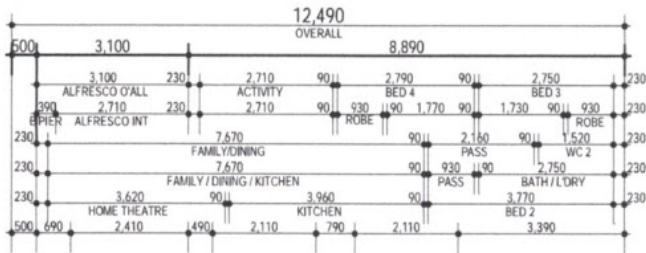
Lisa Drylie
0433048512

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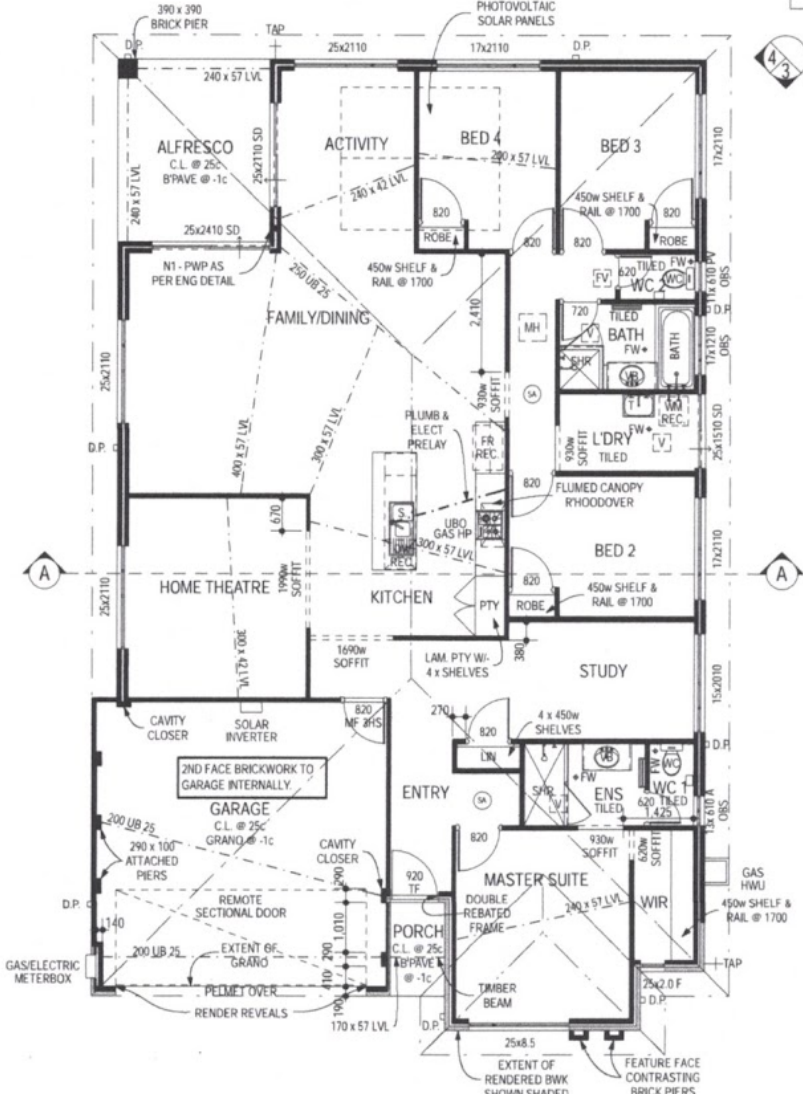
www.lisadrylierealestate.com

ROOF CARPENTER NOTE:
REFER TO SHEET 2 FOR RANGEHOOD CUT-OUT LOCATION.

NOTE:
- GARAGE FOOTINGS @ -3c
- PIER FOOTINGS @ -3c



FLOOR PLAN
SCALE 1:100



AREAS:

	PERIM. (m)	AREA (m2)
HOUSE AREA	63.56	184.18
GARAGE	24.36	36.22
ALFRESCO	13.60	11.47
PORCH	6.10	2.18
		234.05 m²

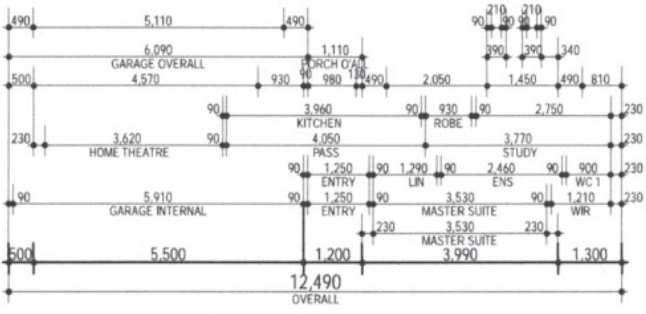
ROOF QUANTS

Material Type	Roof - Tiled
Surface [m2 on the rake]	286.74
Area [m2 on the flat]	260.46

NOTE:
230 CAVITY RENDERED BRICKWORK AS SHOWN ON FLOOR PLAN WITH 230 CAVITY FACE BRICKWORK LAID 1/3 BOND TO REMAINDER.

NOTE:
THE HOME OWNER IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL FUTURE WORKS AND ANY EFFECT IT SHALL HAVE ON THE EXISTING STRUCTURE.

NOTE:
OWNER SUPPLIED ITEMS AS INDICATED ON PLANS DO NOT FORM PART OF THIS CONTRACT & BUILDING LICENCE. OWNER TO SEEK APPLICABLE APPROVAL(S) & INSTALL AFTER HANDOVER & PRIOR TO OCCUPATION.



NOTE:
- DO NOT SCALE FROM DRAWINGS DIMENSIONS MUST BE FOLLOWED AND CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF THE WORKS.
- ALL DIMENSIONS SHOWN ON FLOOR PLAN ARE NOMINAL DIMENSIONS ONLY WHICH DO NOT INCLUDE PLASTER.
- DOWN PIPES ARE TO BE LOCATED AT PLUMBERS DISCRETION TO SUIT ROOFWATER VOLUME AND ROOF MEMBERS.
- FLOOR WASTES/ CEILING VENTS/ MANHOLE SHOWN DIAGRAMMATICALLY ONLY AND MAY BE RELOCATED ON SITE AS REQUIRED
- ROOF BEAMS ARE SHOWN DIAGRAMMATICALLY ONLY.
- CL @ 28c THROUGHOUT UNLESS NOTED OTHERWISE.

REVISION	VO #	DRN	DATE	CHK	CLIENT:	CLIENT:
CONTRACT		ADP	13.12.10	BC		CHALLENGER

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.

WA Housing Centre
Our heart is in first homes

V.O.	11	CAR	08.08.11	DC
Sub-contractors to verify all dimensions on site.				

BUILDER:
DATE:

CARCIONE AVENUE
SECRET HARBOUR

O/U E I	I N I
COASTAL CATEGORY	ENGINEERS DETAIL
4	D10
JOB N°	SHEET N°
39973	1 OF 6

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