



SOLD

UNDER OFFER IN FIRST WEEK ABOVE ASKING PRICE!!!

This stunning property is like new. You will love its immaculate style and ambience. A cottage style light and bright spacious family home, this lovely property sits on an elevated block , offering an affordable entry into the sought after and well-presented Catalina Estate.

Conveniently located close to evrything, you are sure to Enjoy this lifestyle. This neat, modern, easy-care, 3 bedroom 2 bathroom home with 32c high ceilings throughout, and generous open plan living space. This lock and leave home is ideally suited to first home buyers, couples , retirees looking to downsize or ideal for investors.

- Features:
- Large caroted master bedroom located at the rear ensuring privacy, with large WI robes, and separate en-suite
 - 2 additional spacious bedrooms, with BI mirrored robes
 - Open plan modern kitchen with quality stainless steel appliances , rangehood, 5 Burners gas stove top, 900mm Westinghouse oven & stone benshtops
 - Spacious family lounge and dining
 - separate Laundry
 - Modern family bathroom
 - Carpeted Theatre room or lounge/games/study, provides that important second living space for a young family.
 - Ducted reverse cycle air conditioning throughout

- Outside:
- Paved courtyard, ideal for entertaining
 - Low maintenance
 - Double remote garage at rear of property. The property has secure rear access parking in a lockable garage for two cars.
 - Rear lane access

You will love the paved outdoor entertaining area that flows off the family room with access to the

3 BED | 2 BATH | 2 CAR

PRICE:
\$380,000

OPEN FOR INSPECTION:
N/A



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32c high ceiling to house area

NOTE Window heads @ 25c double angles, floor flashing & b/wk over doors, windows and sliding doors

BRICKLAYER NOTE
RAKE OUT MORTAR JOINT 15mm TO SUIT HARDIFLEX LINING (SHOWN DOTTED)

ROOF CARPENTER NOTE
BOX OUT CEILING JOISTS OVER HOTPLATE

COLORBOND

NON-COASAL

N1 WIND CLASSIFICATION

AS PER ENGINEER'S CERTIFICATE OF INSPECTION

7 OUTLET REVERSE CYCLE AIR CONDITIONING SYSTEM. REFER TO ELECTRICAL PLAN FOR OUTLET & UNIT POSITIONS

NOTE: (5) CORNER BEADS TO INTERNAL WALLS AS NOTED ON PLAN BY A CIRCLE

BRICKWORK NOTES

- FACE B/WK TO INSIDE CARPORT TO BE 2nd FACE WITH CONCAVE JOINT
- DIMENSIONS ARE TO BRICKWORK ONLY - PLASTER MARGIN NOT ALLOWED FOR
- HOLDING DOWN RODS TO BRICK PIERS WITH BEAM OVER
- HOLDING DOWN STRAPS TO BRICK PIERS WITH NO BEAM OVER
- HOLDING DOWN STRAPS TO PERIMETER OF HOUSE

ROOF NOTES

- ROOF TIE DOWN IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DETAIL
- COLORBOND ROOF @ 24°4'
- TRIPLE GRIP CONNECTORS TO RAFTER CARPORT/GARAGE PITCHING BEAM CONNECTORS
- COLLAR TIE TO UNDERSIDE OF ROOF BEAM

PLUMBING NOTES

- NO FLEE PIPES AND/OR EFFLUENT VENTILATION PIPES (E.V.P.) TO STREET ELEVATION
- DOWNPIPES TO ROOF SHALL BE AT CENTRES TO ROOF PLUMBERS DISCRETION

GENERAL NOTES

- REFER TO ENERGY EFFICIENCY SHEETS FOR LIGHT & VENTILATION REQUIREMENTS
- CORNER PLASTER BEADS TO 45° CORNERS ONLY UNLESS OTHERWISE NOTED ON PLAN
- LIFT OFF HINGES TO ENSURE & WC DOORS
- REMOTE CONTROL SECTIONAL DOOR TO CARPORT (REFER TO ADDENDA)

HOUSE AREA

HOUSE AREA =	121.58m ²
GARAGE AREA =	35.87m ²
PORCH AREA =	0.63m ²
TOTAL AREA =	158.08m²
PERIMETER =	45.10m

DreamStart

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THESE ARE THE PLANS REFERRED TO IN THE BUILDING CONTRACT

NO.	DATE	ISSUANCE
1.00	15/07/14	2/0
2.00	15/07/14	2/0
3.00	15/07/14	2/0
4.00	15/07/14	2/0
5.00	15/07/14	2/0

DATE: 27/1/14
OWNER: [Signature]
OWNER: [Signature]

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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CITY OF WANNEROO
FOR: WILKES

DATE: 27/01/14
NOV-13 2014

