

SOLD

GREAT INVESTMENT OPPORTUNITY OR PERFECT FAMILY HOME!

Welcome to Banksia Grove, WA - the only place you want to be when you step into this beautiful house!

This 179 square meter property boasts a brilliant 3 bedrooms, 2 bathrooms (1 ensuite), 2 car garages, and all the features you need both indoors and outdoors.

Outdoors you'll find a large deck, an outdoor entertainment area, secure parking, a private courtyard, and a fully fenced yard - complete with remote garage access.

The indoors of this Banksia Grove home is fully equipped with features such as an alarm system, built-in wardrobes, a dishwasher, and a study area for those who need to get work done.

The house also features air conditioning, for those hot summer days, and a great heating and cooling system for the colder months.

With 360 square meters of land, this property is located in a tranquil and peaceful area of Banksia Grove - perfect for families, couples, and anyone looking for a place to call their own.

Features:

- Ducted Air Con Throughout
- * Alarm System
- * Large Open Plan Meals/Living Area
- * Activity Area/Study
- * Gorgeous Outdoor Entertaining Area
- * Built-In Barbeque
- * Easy To Maintain Lawns & Gardens

This house is truly one of a kind and is now waiting for you to make it your own. So don't wait, make the move today and come and experience the perfect lifestyle that this home has to offer!

3 BED | 2 BATH | 2 CAR

PRICE:
\$545,000

OPEN FOR INSPECTION:
N/A



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CLIENT NOTE

ALL DIMENSIONS SHOWN ON THIS DRAWING RELATE TO BRICKWORK SETOUT ONLY. NO ALLOWANCE IS MADE FOR ADDITIONS OF PLASTER OR WALL FINISH WHERE THESE APPLY. CARE SHOULD BE TAKEN TO INCLUDE SUCH ALLOWANCES IN CALCULATION OF CLEARANCE REQUIRED FOR FUTURE FITTINGS

THIS PLAN IS TO BE READ IN CONJUNCTION WITH CELEBRATION HOMES STANDARD ADDENDA

SUPERVISOR NOTE

BRICKLAYER NOTE

1. ROOF TO BE ANCHORED DOWN WITH 32mm Ø 3mm HOOP IRON STRAPS 18x MM AT 1200CTS, ATTACHED BY LUGS TO ANGLES OVER WINDOWS & OPENINGS
2. INSTALL GAS VENT SLEEVE AS NOTED
3. 2 ROWS OF 5mm Ø GALV. RODS IN WORK MARKED X X
4. FULL LENGTH 10mm Ø HOLD DOWN ROD TO ALL ATTACHED PIERS
5. FULL LENGTH HOOP IRON STRAPS TO OPENINGS 2 4m WIDE AND GREATER

GENERAL NOTE

1. STEELWORK SHOWN ARE ESTIMATES. REFER TO SCHEDULER FOR CORRECT LOCATIONS AND REQUIREMENTS
2. NUMBER AND PLACING OF RWP'S IS APPROX. AND GOVERNED BY ROOF STRUCTURE AND AT PLUMBERS DISCRETION

CONCRETOR NOTE:

1. 25mm SECTION REQUIRED TO SAND FILL ON WET AREAS
2. F.F.L. IN WET AREA TO BE GRADED 25mm TO ASSOCIATED FLOOR WASTE

FIXING CARPENTER NOTE

1. 450mm WIDE SHELF & RAIL 1850mm HIGH TO BUILT IN ROSES
2. 450mm WIDE SHELF & RAIL 1800mm HIGH TO W.I.R's
3. 4 x 450mm WIDE SHELVES TO IN-LINE & 20MM RAIL HEIGHT TO BE AS NOTED ON PLAN
4. TOILET ROLL HOLDERS TO BE FIXED 800mm ABOVE FL UNLESS OTHERWISE NOTED
5. 4 x 450mm WIDE SHELVES TO PANTRY BOTTOM SHELF AT 500mm AFL

CEILING FIXER NOTE

1. CEILING TO BUILT IN ROSES AND PANTRY TO BE 2700mm HIGH UNLESS OTHERWISE NOTED

ROOF CARPENTER

1. CUT REQUIRED FOR STANDARD MANHOLE SIZE: 580mm X 800mm
2. EAVES 480mm WIDE LINED AND BOXED UNLESS OTHERWISE NOTED

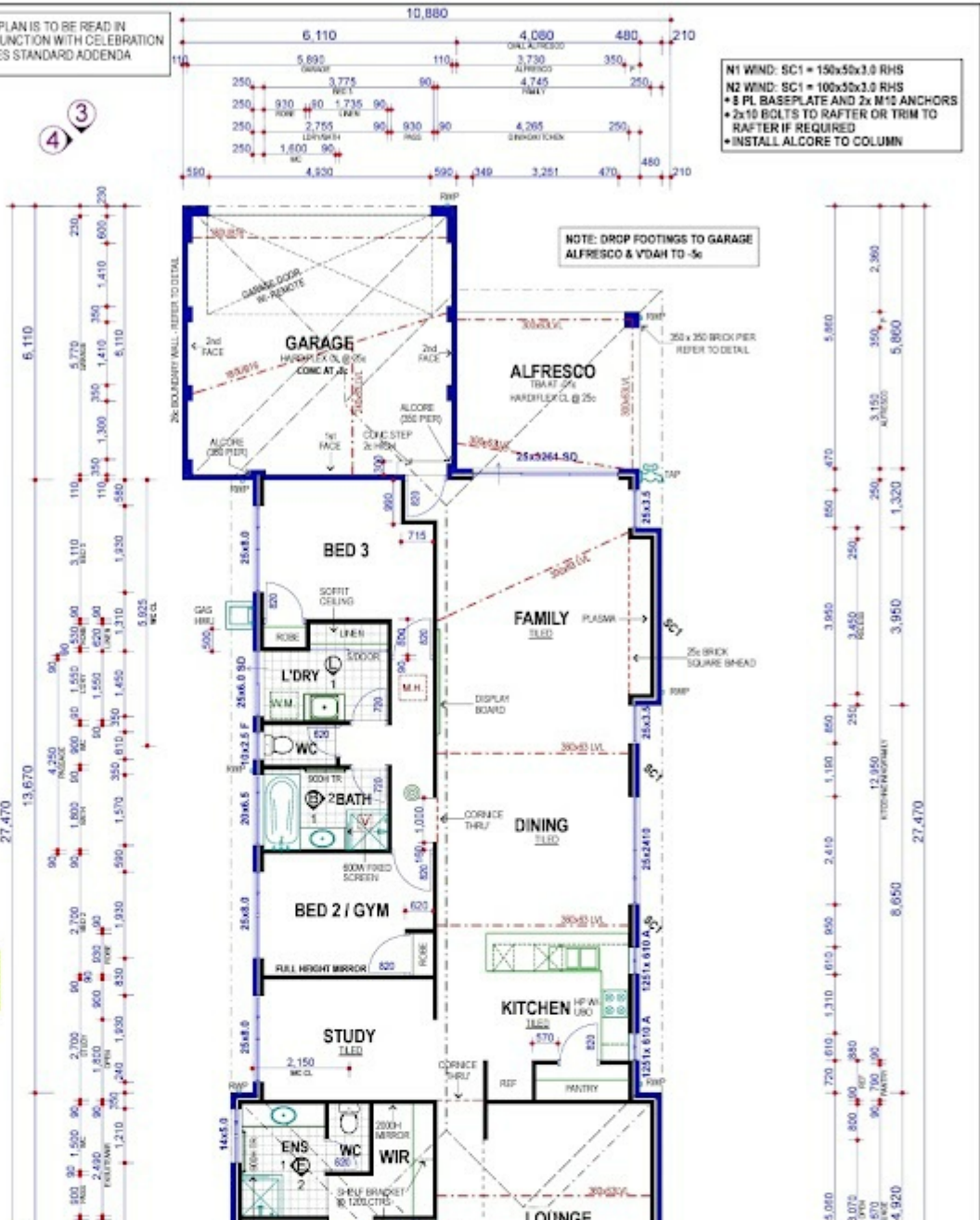
**REFER TO ENGINEERS
N1 WIND LOADING DETAILS**



350 x 350 Pier
**ALFRESCO PIER
DETAIL SCALE 1:20**

- N1 WIND: SC1 = 150x50x3.0 RHS
- N2 WIND: SC1 = 100x50x3.0 RHS
- 8 PL BASEPLATE AND 2x M10 ANCHORS
- 2x10 BOLTS TO RAFTER OR TRIM TO RAFTER IF REQUIRED
- INSTALL ALFRESCO TO COLUMN

NOTE: DROP FOOTINGS TO GARAGE ALFRESCO & VDAH TO -5c



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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AREAS:

Floor	179.34 sqm
(Perim 62.12m)	
Garage	36.83 sqm



Al fresco 14.28 sqm
Verandah 3.86 sqm
Total Bldg: 234.31 sqm



SHEET #LayNo of 5 DRGS

PRELIMINARY DRAWING

BANKSIA GROVE DISPLAY RH



CLIENT CLIENT NAME
ADDRESS LOT 819 BOTANIC AVENUE
BANKSIA GROVE

AMENDMENTS:
CONTRACT DRAWINGS
AMENDED 29/07/09 BY WR

DRN: WCAO Technician
DATE: DATE
SCALE: 1:400
3833 VIRTUE.pln
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