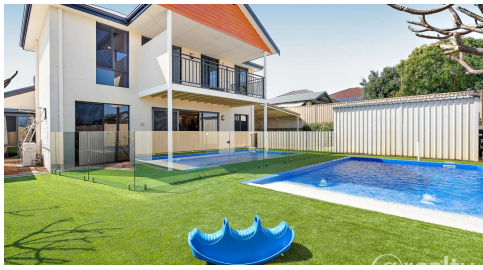
14 MATISSE STREET, ASHBY, WA, 6065









SOLD

UNDER OFFER

Welcome to 14 Matisse Street, Ashby, WA - an incredible 4 bedroom, 2 bathroom, double storey house on an elevated impressive 608 sqm block of land and approx 285 sqm of internal living space. Prepare to be wowed as you walk in!

This georgous family home is a true haven. You can move right in and enjoy the many amazing features it has to offer, including a fully fenced frontyard with artificial turf, a large outdoor patio entertainment area, breath taking lake views from balcony, pristine in ground heated swimming pool with feature lights, extra wide driveway and 3 cars remote garages with back acess to large paved undercover area with plenty of space for caravan or boat parking,
Extras include:
- double entry door into a spacious foyer with double volume height, highlight window above towering walls
- Electric shutters on windows
-Soaring ceilings and double volume entry
- Solar Pannels with a 3.2kW inverter
- large powered workshop/ shed(single garage size).
-Alarm system
-Two split systems air conditioners (one on each level)
-Artificial grass to rear and perfectly manicured landscaped garden beds
- Heated swimming pool with feature lights
-THREE CAR GARAGE AND CARAVAN PARKING
-shopper's entry from the triple garage and a spacious laundry with plenty of below bench cupboards and a doggie door for your fur baby!
-this stunning family home has another entertainment area with a lean-to roof, ensuring protection from the elements as well as space and privacy.

On the ground floor, you will find a spacious air-conditioned living and dining area that opens to georgous outdoors , a well-appointed modern spacious chef's kitchen with a large pantry, double door fridge recess. modern stainless-steel appliances including dishwasher, plenty of granite benchtop space and a breakfast bar, In a wing to the left of the entrance foyer are the three QUEEN SIZE BEDROOMS , two of the bedrooms have feature windows which overlook the front garden bringing in a sense of the outdoors. ALL the queen size minor bedrooms boast high ceilings, whisper soft carpets and BIRs. Modern spacious bathroom and a seperate laundry and

4 BED | 2 BATH | 3 CAR

PRICE:
$840,000

OPEN FOR INSPECTION:
N/A



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CLIENT NOTE

1. ALL DIMENSIONS STATED ON THIS DRAWING RELATE TO BRICKWORK SETOUT ONLY. NO ALLOWANCE IS MADE FOR ADDITION OF PLASTER OR WALL FINISH WHERE THESE APPLY. CARE SHOULD BE TAKEN TO INCLUDE SUCH ALLOWANCES IN CALCULATION OF CLEARANCE REQUIRED FOR FUTURE FITTINGS.
2. BUILDER RESERVES THE RIGHT TO CONSTRUCT THE ROOF FRAME USING A COMPOSITE SYSTEM OF EITHER HARDWOOD AND/OR PINE
3. RWP POSITIONS SHOWN ARE APPROXIMATE AND ARE TO BE POSITIONED TO ROOF PLUMBERS DISCRETION.

TILER NOTE

1. NO MITRED TILES.

CONCRETOR NOTE

1. TERMICO - PH 9305 0300
   BOEING PLUMBING - PH 9201 1177
   TRIVENTI ELECTRICS - PH 9434 1514
2. TOP OF PIER / POST FOOTINGS AT -3c.
3. GROUND SLAB DETAILS REFER SHT 8

SUPERVISOR NOTE

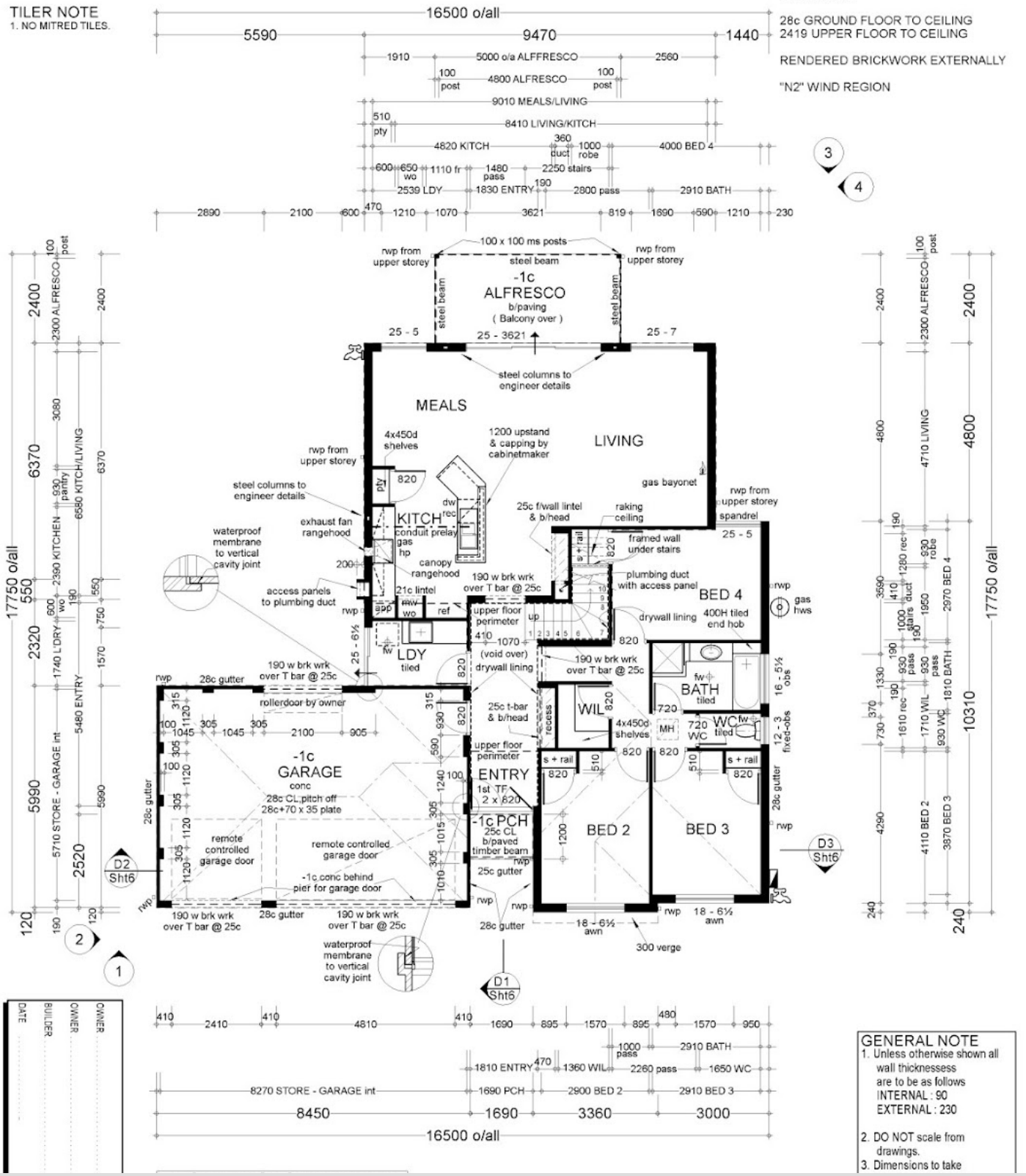
REFER ADDENDA FOR OWNER SUPPLIED AND/OR INSTALLED ITEMS

24° 43' GROUND FLOOR ROOF PITCH
29° 15' UPPER FLOOR ROOF PITCH
COLORBOND ROOF
ROOF FRAME TO COMPLY WITH AS1684

28c GROUND FLOOR TO CEILING
2419 UPPER FLOOR TO CEILING

RENDERED BRICKWORK EXTERNALLY

"N2" WIND REGION



GENERAL NOTE

1. Unless otherwise shown all wall thicknessess are to be as follows
   INTERNAL : 90
   EXTERNAL : 230
2. DO NOT scale from drawings.
3. Dimensions to take

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.

APG HOMES

S. & M. BUSS

ADDRESS:
LOT 278 MATISSE RD,
ASHBY.

FIRST FLOOR	70.98m²
GARAGE	50.62m²
PORCH	2.03m²
ALFRESCO	12.00m²
BALCONY	12.00m²
TOTAL AREA	285.63m²
PERIM	52.92m
FF PERIM	40.96m

DATE	NAME	COMMENT
16/02/05	Kylie	Estimating
10/03/05	Grant	Eng. changes
05/04/05	Kylie	Prestart
29/04/05	PFP	VO 4

SHEET 1 OF 12

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DRN: C.C.
DATE: 31/1/05
DSN: 30663
SCALE: 1:100
FILE: 30663

CONTRACT NO: 30663

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