



14 Sheringham Bend Success, WA

 4
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Gone!!

Sold with Brian Devereux! The perfect 'lock & leave', 'the perfect low maintenance' or 'the perfect presentaton and size' All of the above apply so compare and see where you'd rather be.

Immaculate throughout with some of the home hardly lived in, it's superbly located for buses, Cockburn Gateway Shopping Centre, Freeway access, Cockburn Central train station and ARC!

You won't find better bang for your buck so come take a look and if you like what you see ????..strike early!

Sold by Brian Devereux

Type : House
Sold Date : Friday, 3rd January 2020
Land : 392 m2
Building Size : 174 m2

Council Rates : \$1,590.56/year (approx)

Water Rates : \$1,321.00/year (approx)

Brian Devereux

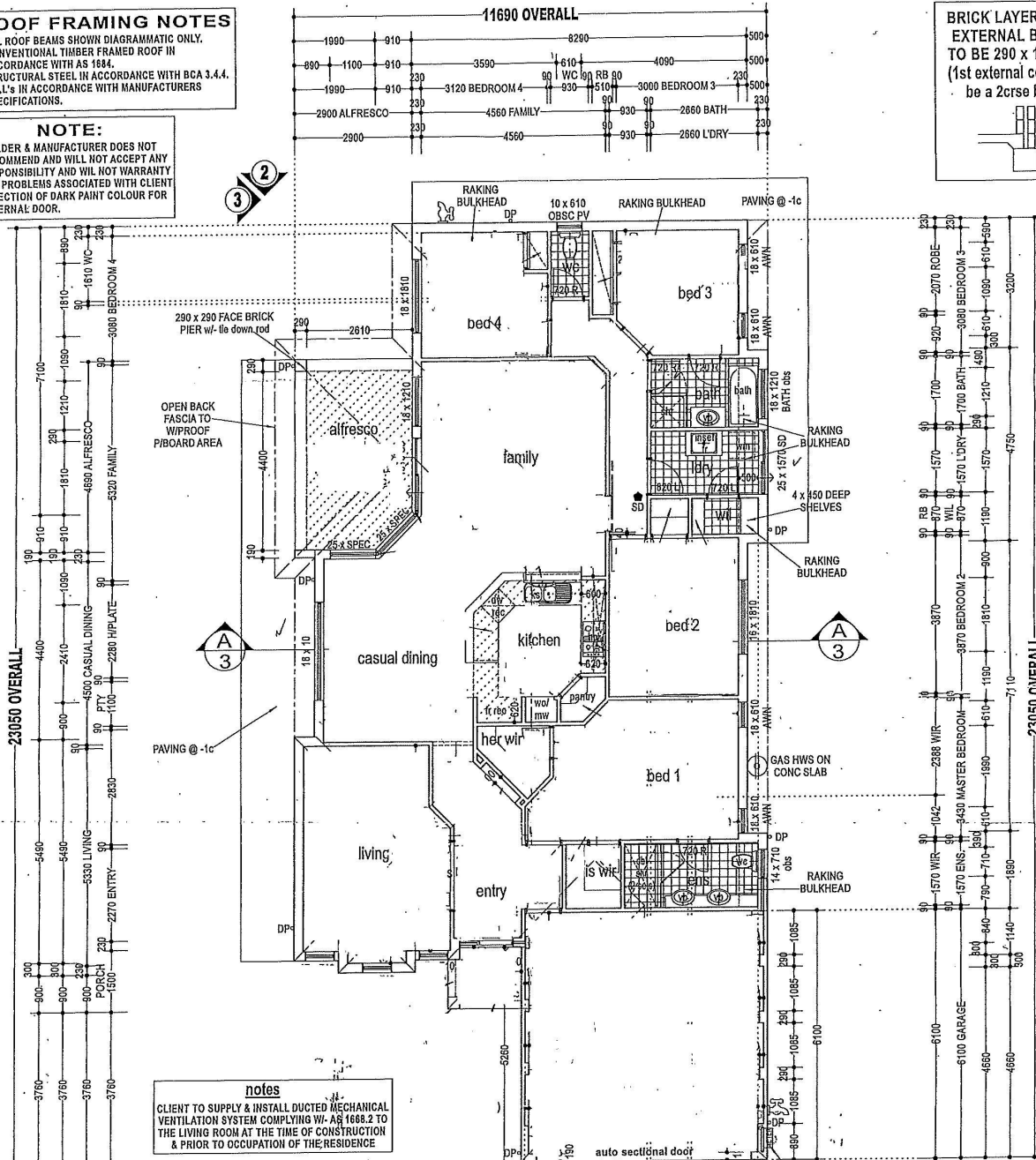
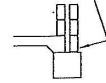
ROOF FRAMING NOTES

- ALL ROOF BEAMS SHOWN DIAGMATICALLY.
- CONVENTIONAL TIMBER FRAMED ROOF IN ACCORDANCE WITH AS 1684.
- STRUCTURAL STEEL IN ACCORDANCE WITH BCA 3.4.4.
- L.V.L.'s IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

NOTE:

BUILDER & MANUFACTURER DOES NOT RECOMMEND AND WILL NOT ACCEPT ANY RESPONSIBILITY AND WILL NOT WARRANTY ANY PROBLEMS ASSOCIATED WITH CLIENT SELECTION OF DARK PAINT COLOUR FOR EXTERNAL DOOR.

BRICK LAYER NOTE:
EXTERNAL BRICKS
TO BE 290 x 162 x 90
(1st external course to be a 2crse brick)



notes
CLIENT TO SUPPLY & INSTALL DUCTED MECHANICAL VENTILATION SYSTEM COMPLYING WITH AS 1688.2 TO THE LIVING ROOM AT THE TIME OF CONSTRUCTION & PRIOR TO OCCUPATION OF THE RESIDENCE

notes:

EXTERNAL WALLS CONSISTS OF 230mm WIDE VITTY BRICK CONST, UNLESS NOTED OTHERWISE. 11mm EXTERNAL LEAF & 90mm INTERNAL LEAF

INTERNAL WALLS ARE PLASTERED LESS NOTED OTHERWISE.

UND DOWNPIPES !
W/PIPE POSITION AT PLUMBERS DISCRETION, IAL POSITION MAY VARY TO PLAN.

OVIDE R2.5 BLOW-IN INSULATION TO HOUSE D GARAGE AREA

OVIDE COLD PLUMBING ONLY TO DW RECESS

ASTAL CATEGORY 4 (APPROX 8.5 km)

OVIDE SELF CLOSING DOOR TO THE ENSUITE TO MPLY WITH HEALTH LOCAL LAWS AS PER SHIRE QUIREMENTS

notes:

ALL DIMENSIONS INDICATED ON PLANS ARE TO BRICK WORK ONLY. FULL DIMENSIONS WILL BE REDUCED WITH PLASTER FINISH

WIND CLASSIFICATION 'N1'

PROVIDE CONDUIT UNDER SLAB TO GPO IN KITCHEN ISLAND BENCH

PROVIDE STANFORD DOORS INTERNALLY THROUGHOUT REFER ADDENDA

PROVIDE ECO 1 CERAMIC DISC WATER PURIFICATION SYSTEM TO KITCHEN SINK



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Balcatta, W.A. 6021
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Scott Park Homes PL reserves the right to vary dimensions and materials from those on display. Please check plans, specification and addenda carefully. All dimensions to take preference over scaling.

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THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.

DATED:/...../.....

OWNER WITNESS

OWNER WITNESS

BUILDER WITNESS

HOUSE NAME:
Grand Oasis (2c) 51500

AREAS:

House Area = 174.55m²

Alfresco = 13.10m²

Porch Area = 2.53m²

Garage Area = 37.07m²

TOTAL AREA = 227.25m²

House Perim. = 61.82m

Roof Area = 240.57m²

Gutter = 71.08m

Rev No:

B

C

D

DRAWING NAME:

FLOOR PLAN

VARIATIONS:

Rev No:

V005905s-01

05905s-V02

05905s-V03

Date Dm: Bv:

26/05/06 S.D.V

14/06/06 S.D.V

21/06/06 A.H.

CLIENT NAME:

Stoines

SITE ADDRESS:

Lot 423 Sheringham Bend,

Success

SHIRE:

City of Cockburn

Drawn By:

D.Vangelovski

Date Drawn:

March '06

Scale:

1 : 100

CHECKED:

CDP

SHEET No:

2 OF 5

REVISION:

D

JOB No:

05905s