



3 Whitby Road Wellard, WA

4 2 2

SORRY ITS GONE!

Interest will be enormous in this GEM of a property so be quick as you don't want to miss out!!

Very well presented this stylish residence offers a private and easy care back yard, a huge walk in pantry, separate theatre and sits in a wonderful location!

Investors this property has a lot of upside and has a great rental history.

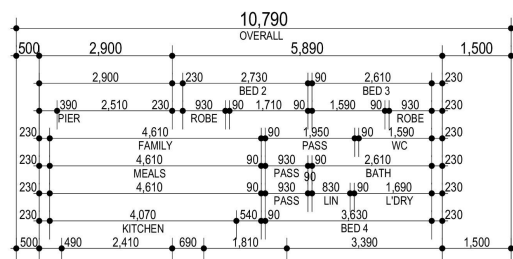
Owner occupiers this is ready to move straight into and your home hunting woes are over!!

Viewing is by appointment only at this stage so hurry before its gone!

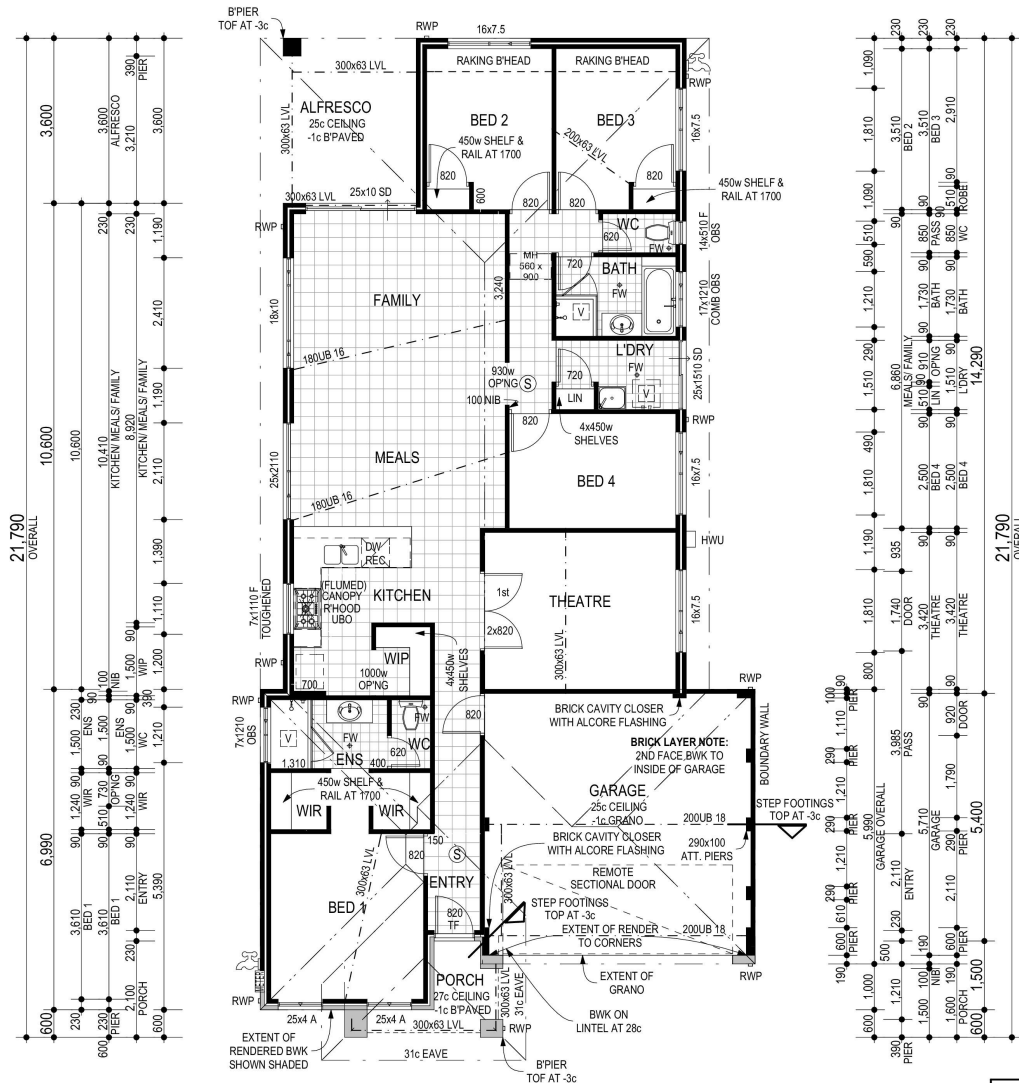
Type : House
Sold Date : Monday, 30th January 2023
Land : 370 m2
Building Size : 147 m2

Brian Devereux

KEEP AREA 500 OF CENTER LINE OF RANGEHOOD CLEAR OF ALL CHASING, BEAMS AND JOISTS.



ROOF AREA[m2 ON THE FLAT]		215.39
AREAS:		
	PERIM. (m)	AREA (m²)
HOUSE	60.96	147.31
GARAGE	23.96	34.99
ALFRESCO	14.00	12.24
PORCH	11.10	4.07
		198.61 m²



FLOOR PLAN
SCALE 1:100



NO FURTHER STRUCTURAL CHANGES
WILL APPLY FROM ACCEPTANCE



REVISION	VO #	DRN	DATE	CHK	
WDRAW	-	CH	13/06/17	KT	CLIENT: _____
SDRAW	-	PM	04/07/17	KT	
PRESTART	-	DV	11/7/17	PM	DATE: _____
FINAL PDF	-	DM	10/8/17	DM	
					CLIENT: _____
					DATE: _____
					BUILDERS
					REPRESENTATIVE: _____
					DATE: _____

CLIENT: _____
DATE: _____
CLIENT: _____
DATE: _____
BUILDERS
REPRESENTATIVE: _____
DATE: _____

CLIENT:
ROY

ADDRESS:
LOT 1665
WHITBY ROAD
WELLARD

ALL CONSTRUCTION TO BE IN ACCORDANCE
WITH ALL ENGINEERS DETAILS, ALL
RELEVANT AUSTRALIAN STANDARDS & THE
BUILDING CODE OF AUSTRALIA

ALL AUSSIE LIVING HOMES BASE MODELS ARE ENERGY COMPLIANT IN CLIMATE ZONES 13, 52, 54. ADDITIONAL COSTS WILL BE INCURRED IF OUTSIDE OF THESE CLIMATE ZONES. ANY CHANGES TO THE BASE MODEL MAY INCUR EXTRA COSTS TO ATTAIN CERTIFICATION.

DO NOT SCALE FROM THIS DRAWING. CHECK ALL DIMENSIONS ON SITE PRIOR TO SETTING OUT AND COMMENCING OF ANY WORK.

INFINITE

SPEC	DATE
VERSION N°	WIND RATING D10V
MAP REF. 447 21 58	ENGINEERS DETAIL N1
JOB N° 1713388	SHEET N° 3 OF 7