



2/25 Peppermint Gardens Aubin Grove, WA

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IT'S A RIPPER!

INVESTORS, 1ST HOME BUYERS, DOWNSIZERS this is for you!!
easy to maintain, PRIVATE and SECURE and best of all a really handy location!
Freeway access, buses 50m away, shops schools and train station also easily accessible.

Fabulous tenant would love to stay on but with the lease due to expire soon vacant possession can be available at settlement.

The good news is it has been really well looked after so you can buy with confidence.
This is entry level pricing for Aubin Grove so you will face competition.....I'd hurry if i were you!

RATES \$1707.69pa WATER \$989.93PA STRATA LEVY \$1,118.68

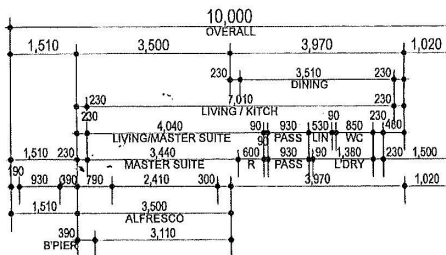
Type : Villa
Sold Date : Saturday, 16th December 2023
Land : 225 m2
Building Size : 103 m2

Council Rates : \$1,707.69/year (approx)
Water Rates : \$939.24/year (approx)
Strata Rates : \$990.24/year (approx)

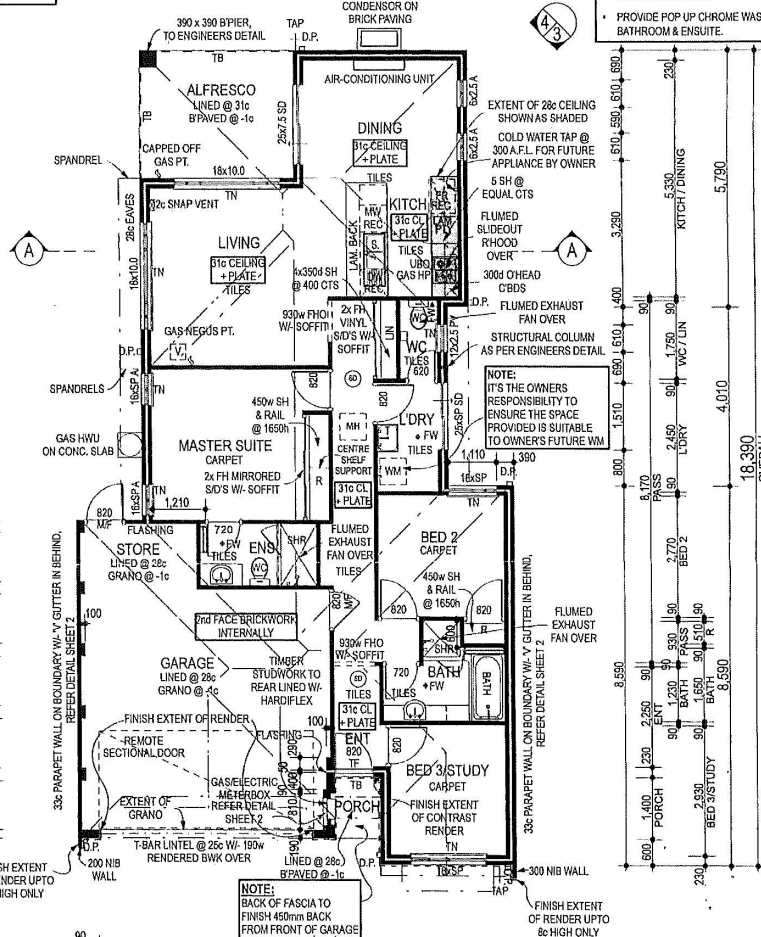
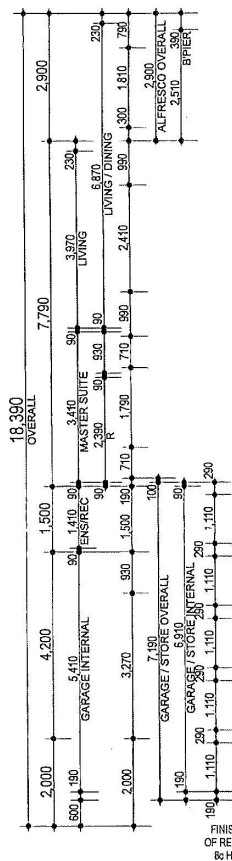
Brian Devereux

AREA STATS:		
	PERIM. (m)	AREA (m ²)
HOUSE AREA	54.72	103.48
ALFRESCO	12.8	10.15
STORE	8.66	4.25
GARAGE	22.94	32.49
PORCH	4.88	1.46
TOTAL AREA		151.83
UPDATED:	29.09.10	

ROOF AREA (ON FLAT) = 158.61 m²



- NOTE:**
- R 3.0 INSULATION TO CEILING AREAS OF HOUSE, GARAGE & STORE.
 - LOCATION OF DOWNPIPES IS INDICATIVE ONLY AND MAY BE CHANGED AT BUILDERS DISCRETION.
 - PROVIDE MDF SINGLE BULLNOSE SKIRTING THROUGHOUT HOUSE, (EXCEPT WET AREAS)
 - PROVIDE MDF NOSING TO WINDOW SILLS MARKED ON PLAN AS 'TN'.
 - PROVIDE BUILDER'S STANDARD 7KW WALL MOUNTED SPLIT SYSTEM AIR-CONDITIONER.
 - 6.38mm THICK GLAZING TO WINDOWS AT BED 2 AND DINING AWNING WHITE WINDOWS IN ACCORDANCE WITH ENGINEERS NOISE IMPACT ASSESSMENT.
 - PROVIDE CHROME FLOOR WASTES TO BATHROOM, ENSUITE & LAUNDRY.
 - PROVIDE POP UP CHROME WASTES IN BASINS TO BATHROOM & ENSUITE.



NOTE:
PROVIDE HOOP IRON HOLDING DOWN STRAPS TO B.C.A. CL. 3.3.3 (ii).

NOTE:
28c CEILING THROUGHOUT UNLESS OTHERWISE NOTED.

NOTE:
IT IS THE OWNERS RESPONSIBILITY TO ENSURE THE SPACE PROVIDED IS SUITABLE TO OWNERS FUTURE VM.

NOTE:
ROOF CONSTRUCTION AS PER ENGINEERS DETAIL.

230 CAVITY BRICKWORK THIRD BOND FINISH EXTERNALLY

AMENDED PLANS

As of: 11.10.2010

FLOOR PLAN
SCALE 1:100

FINAL PLANS



Unitz Pty Ltd
Ground Floor, 8 Bennett St, East Perth W.A. 6004.
Telephone: (08) 9461 5200, Facsimile: (08) 9461 5201.
PO Box 115 Mt Hawthorn W.A. 6016.
A/CN 0000000000

REVISION	VO #	DRN DATE CH
ENG. DETAILS		RJ 21.03.10 MC
PS / VO	1	ZY 03.03.10 ZY
& OK2CHK		RR 08.06.10 MC
SITING		ZY 11.06.10 MC
VO	2,3	US 29.09.10 US
OK2ST		US 29.09.10 US
VO	4,5	US 11.10.10 US

Sub-contractors to verify all dimensions

CLIENT: _____
DATE: _____
CLIENT: _____
DATE: _____
BUILDER: _____
DATE: _____

CLIENT: L. D. SGHERZA
ADDRESS: STRATA LOT 2 OF LOT 122 PEPPERMINT GARDENS AUBIN GROVE

ONE OFF	
MODEL N°	DATE
91001	11.10.10
MAP REF.	WIND RATINGS
523 26 78	N1
COASTAL CATEGORY	ENGINEERS DETAIL
4	D10
JOB N°	SHEET N°
71497	1 OF 4