

47 McPhee Road Hammond Park, WA

4 2 2

IMMACULATE & JUST OVER 1yr OLD!

Would your family be better off being within walking distance of Primary and High schools, the local Community Sports Oval and overlooking a National park?

Well, this very impressive 12 month old property, might just fit the bill!

Super spacious layout, fabulous kitchen and with Ford & Doonan ducted r/cycle air conditioning throughout, you'll be as warm as toast in winter and cool as a cucumber in summer!

Fully smart wired by Intelligent Home and with solar panels what more could you ask for??

Investors..... is it time to invest in one the most sought after suburbs that continues to provide plenty of infrastructure for families?

The market is HOT, HOT, HOT so don't delay make sure you REGISTER TO VIEW THIS WEEKEND. EMAIL NOW AND BOOK YOUR SPOT

Rates - Water \$1,426 Shire \$2,273 (2023/24)

Type : House
Sold Date : Tuesday, 2nd July 2024
Land : 432 m2

Council Rates : \$2,273.00 p/q
Water Rates : \$1,426.00 p/q

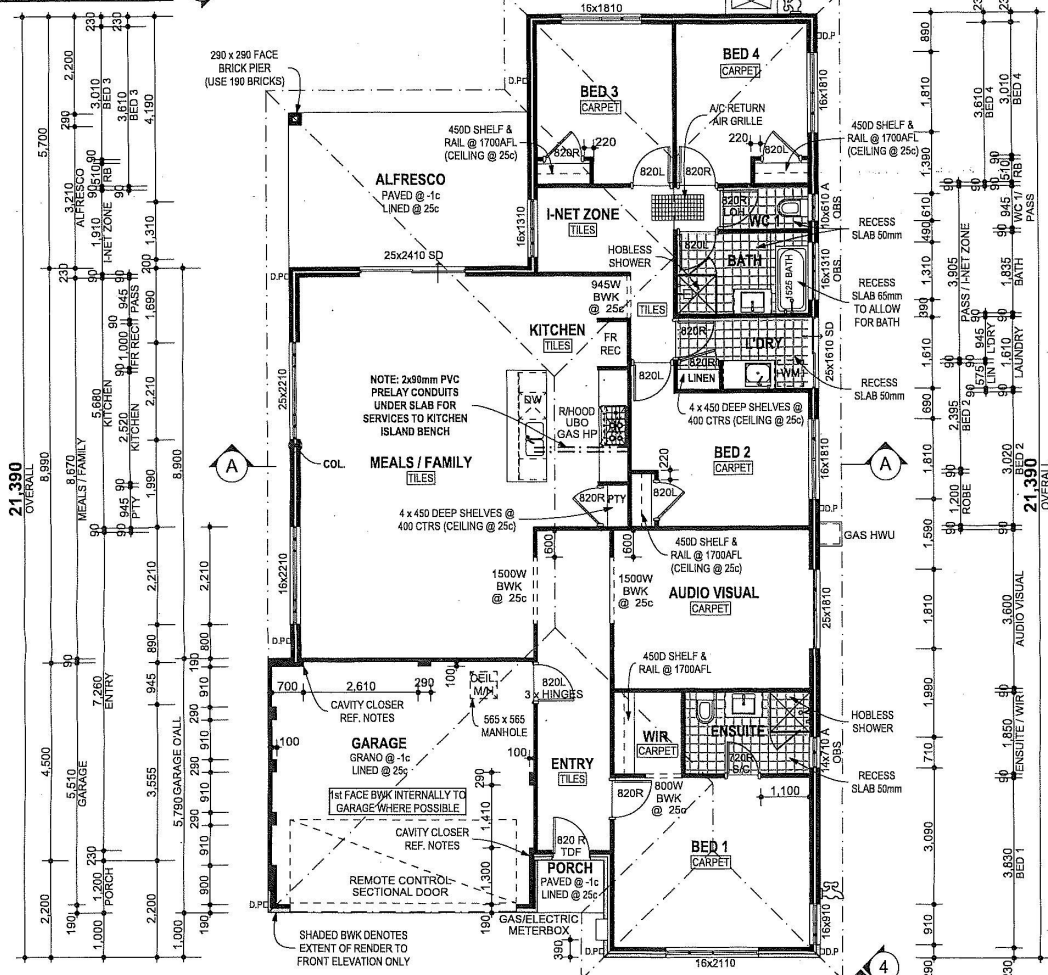
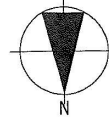
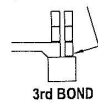
Brian Devereux

28c CEILINGS THROUGHOUT
UNLESS NOTED OTHERWISE

ALL INTERNAL WALLS ARE TO BE
GYPROCK LINED EXCEPT WALLS
WITH FULL HEIGHT TILING

DIMENSIONS SHOWN ON PLAN RELATE TO
BRICKWORK SET OUT ONLY. PLEASE ALLOW
AN ADDITIONAL 10mm TO EACH WALL FOR
DRY LINED. THIS ALLOWANCE SHOULD BE
CONSIDERED WHEN CALCULATING
CLEARANCES FOR FUTURE FITTINGS

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



BAL RATING APPLICABLE
SITE IS CLASSIFIED BAL 12.5
AS PER ASSESSMENT
(REFER TO SHEET 5)

Area Names	Area	Perimeter
HOUSE AREA	185.32	66.76
GARAGE	34.35	23.78
ALFRESCO	16.90	17.80
PORCH	1.81	5.42
ROOF AREA	268.31	---

FLOOR PLAN

1:100

NOTES:

- EXTERNAL WALLS CONSIST OF 230 WIDE CAVITY BRICK CONST., UNLESS NOTED OTHERWISE. 90mm EXTERNAL LEAF & 90mm INTERNAL LEAF
- ALL INTERNAL WALLS ARE DRY LINED UNLESS NOTED OTHERWISE.
- CAVITY INSULATION AS REQUIRED - REFER SHEET 9
- R 4.5 FIBREGLASS BATT CEILING INSULATION TO HOUSE AND GARAGE AREAS ONLY AND VERTICALLY WHERE REQUIRED
- CAVITY BREACHES - BRICKLAYER TO BUILD IN CONCEALED, FULL HEIGHT FLASHING BETWEEN CAVITY CLOSER & INTERNAL LEAF.
- PROVIDE COLD WATER PLUMBING ONLY TO DW REG
- EUROPEAN BORER TREATMENT PROTECTION FOR ALL TIMBER ROOF FRAMING TO BE H2 HAZARD LEVEL IN ACCORDANCE WITH A.S. 1604
- PROVIDE REFLEX VALVE
- FINAL DOWNPIPE LOCATION IS DETERMINED ON SITE AND IS AT THE ROOF PLUMBERS DISCRETION
- PROVIDE DOUBLE REBATED FRAME TO EXTERNAL ENTRY DOOR
- PROVIDE 1170mm x 570mm FRAME OUT SIZE FOR A/C RETURN AIR GRILLE
- PROVIDE REFLECTIVE FOIL BACKED INSULATION TO ENTIRE ROOF AREA

<p>Unit 22, 257 BALCATTA RD BALCATTA W.A. 6021 PHONE : (08) 6241 4888 www.blueprinthomes.au</p> <p>BluePrint Homes WA Pty Ltd reserves the right to vary dimensions and materials from those on display. Please check plans, specifications and addenda carefully. All dimensions to take preference over scaling.</p> <p>© COPYRIGHT This plan shall remain the sole property of the builder and must not be given, lent, resold or otherwise disposed or copied without the permission in writing of the builder.</p>	THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT		HOUSE NAME THE MERLOT	DRAWING NAME FLOOR PLAN	SHEET No. 4 OF 9	REVISION No. C	JOB No. 21394b
	OWNER (1) DATE		Spec PROMO		CLIENT NAME Limbu		
	OWNER (2) DATE		Variations Rev No. Variation: Date Dwn: By: B ENG. & BAL UPDATE 20-12-21 JN C SJ/21394b/VO-1 23-02-22 AW A/21394b/VO-2 23-02-22 AW		SITE ADDRESS Lot 173 McPhee Road Hammond Park		
	BUILDER DATE				SHIRE Cockburn		
				Drawn By RC		Date Drawn Dec 21	Salesperson. DS

PRINTED : 25/02/2022 | DATE SAVED : 24/02/2022 9:56 AM | BY : alister.wadell | T:\Client Documents\21394b-Limbu\Drawings\21394b_LIMBU.pln