



26 Tiliqua Crescent Wandl, WA

3 2 2

## 5 OFFERS 1ST DAY!!

I know it's a long weekend but you're going to kick yourself if you miss it!  
The sellers have fallen in love with another home and want this SOLD.... this weekend!!

Register your interest in viewing asap.

As the photos show, it's a delightful home. The elevated location is fantastic and the outlook serene.

Well equipped with 6.6kw of solar panels, ducted reverse cycle air conditioning, built in robes, a home office/study/play room and extensive tiling, the presentation is spot on!

First in the door will want to buy and these guys want to sell, so it's a match made in heaven!

Perfectly placed for the local school, easy to access from Lyon Rd, not near the freeway, so all the boxes are ticked!!

## UNDER OFFER!

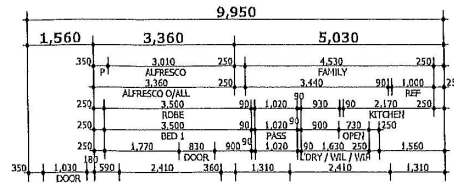
**Type** : House  
**Land** : 300 m2  
**Building Size** : 139 m2

**Council Rates** : \$2,210.11/year (approx)

**Water Rates** : \$1,132.90 p/q

**Brian Devereux**

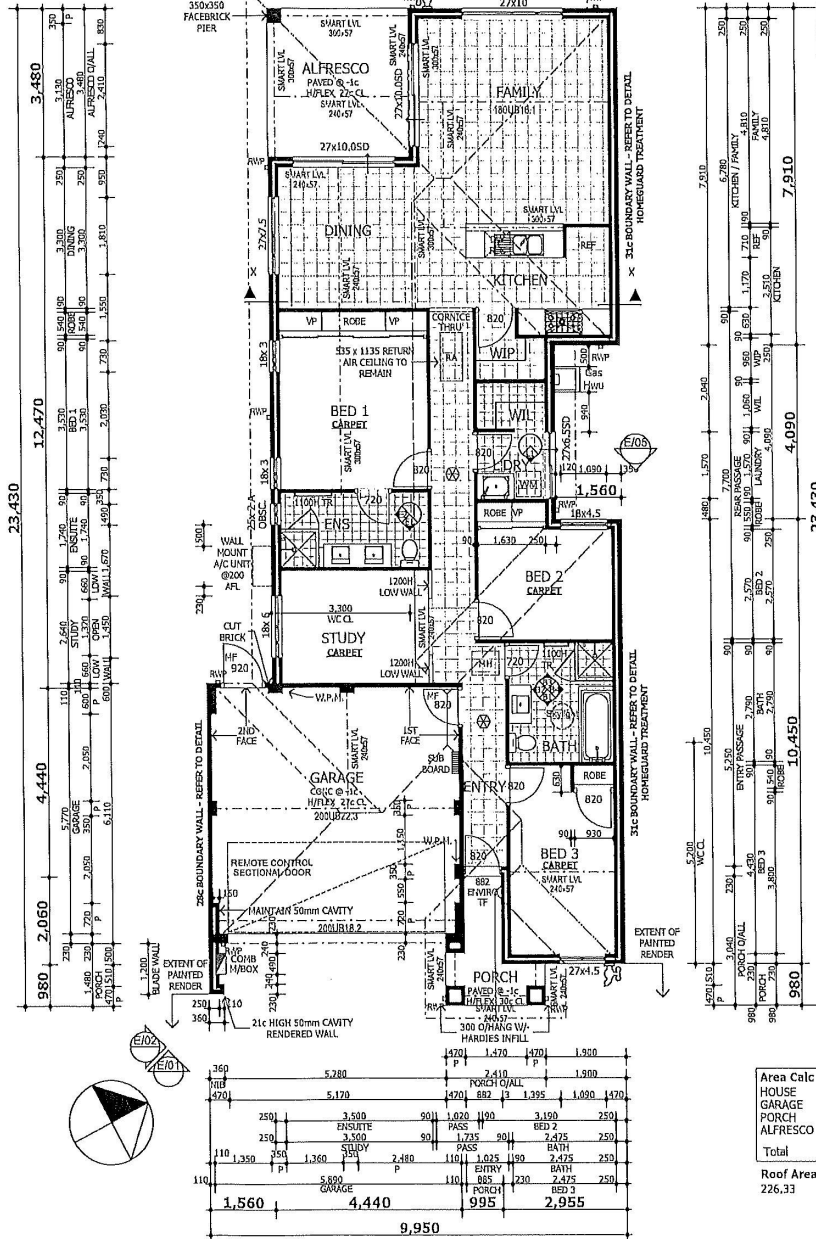
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REFER TO ENGINEERS N1  
WIND LOADING DETAILS

30c CEILING THROUGHOUT  
INCLUDING PORCH, 27c TO  
ALFRESCO & GARAGE

REVERSE CYCLE AIR  
CON TO HOME



**CLIENT NOTE**  
ALL DIMENSIONS STATED ON THIS  
DRAWING RELATE TO BRICKWORK  
SETOUT ONLY. NO ALLOWANCE IS MADE  
FOR ADDITIONS OF PLASTER OR WALL  
FINISH WHERE THESE APPLY. CARE  
SHOULD BE TAKEN TO INCLUDE SUCH  
ALLOWANCE IN CALCULATION OF  
CLEARANCE REQUIRED FOR FUTURE  
FITTINGS.

#### SUPERVISOR NOTES

**GENERAL NOTE**  
25mm SETDOWN REQUIRED TO SAND PAD  
ON WET AREAS

**CONCRETOR NOTE**  
25mm SETDOWN REQUIRED TO SAND PAD  
ON WET AREAS

**BRICKLAYER NOTE**  
1. ROOF TO BE ANCHORED DOWN WITH  
32mm x 1.0mm HOOP IRON STRAPS @ 12c  
BELOW WALL PLATE @ 1200mm,  
ATTACHED BY LUGS TO ANGLES OVER  
WINDOWS & OPENINGS.  
2. 2 ROWS OF 6mm @ 12c, RODS IN  
WORK MARKED 'X'.  
3. FULL LENGTH PGI STRAPS TO ALL  
ATTACHED PIENS.  
4. FULL LENGTH HOOP IRON STRAPS TO  
OPENINGS 2.4m WIDE AND GREATER.  
5. GALVANISED HOLD DOWN RODS TO  
ATTACHED PIENS WITH BEAMS OVER ON  
PERIMETER WALLS.

**FIXING CARPENTER NOTE**  
1. 450mm WIDE SHELF & RAIL 1650mm  
HIGH TO BUILT IN ROBES.  
2. 450mm WIDE SHELF & RAIL 1800mm  
HIGH TO WIRTS & ROBES WITH FULL  
HEIGHT SLIDING DOORS  
3. 4450mm WIDE SHELVES TO WIRL,  
BOTTOM SHELF @ 500AFL, TOP AT  
1700AFL  
4. TOWEL RAIL HEIGHT TO BE AS  
NOTED ON PLAN  
5. TOILET ROLL HOLDERS TO BE FIXED  
800mm ABOVE FL UNLESS OTHERWISE  
NOTED  
6. 4450mm WIDE SHELVES TO PANTRY  
AT 500AFL, 900AFL, 1300AFL & 1800AFL  
7. DOOR CLEARANCES TO BE 25mm  
THROUGHOUT

**CEILING FIXER NOTE**  
CEILING TO BE BUILT IN ROBES AND  
PANTRY TO BE 2100mm HIGH UNLESS  
NOTED OTHERWISE. FULL HEIGHT  
CEILING TO WIP.

**ROOF CARPENTER**  
1. CUT REQUIRED FOR STANDARD  
MANHOLE SIZE: 560mm x 660mm  
2. EAVES 480mm WIDE LINED AND BOXED  
UNLESS NOTED OTHERWISE  
3. EAVES LINING TO BE HARDIFLEX LINED  
ON THE PLAT.

**TERMITE TREATMENT**  
1. CHEMICAL IN ACCORDANCE WITH BCA  
7.4.3.600.1 (2000)

**R4.1 INSULATION TO  
HOUSE & GARAGE ONLY**

THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH CELEBRATION  
HOMES STANDARD ADDENDA

Area Calc		
HOUSE	139.37	( 64,800m)
GARAGE	36.34	
PORCH	4.42	
ALFRESCO	11.69	
Total	191.82 m <sup>2</sup>	

Roof Area	Paving Area
226.33	30.29 m <sup>2</sup>

TERRACE LH ALF

Floor Plan  
1:100

SHEET 1 OF 5

<b>celebration</b> HOMES SINCE 1994	CLIENT:	AMENDMENTS:	DRN: AL
	ADDRESS:	CONTRACT DRAWINGS 27/08/15 AL	DATE: 27/08/15
	WANDI	SCALE: 1:1, 1:100, 1:2	16595 WEIDMAN.pln
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