



12 Doust Street Hilton, WA

4 2 2

## MUST BE SOLD!

How does a STUNNING NEW HOME blend seamlessly into the green, leafy established suburb of Hilton ?? Come and see for yourself!  
Step into the future with this cutting-edge, energy-efficient SMART home, accredited an incredible 8.7 star NatHERS rating

Purposefully designed to reduce your carbon footprint without compromising on luxury or comfort, this home comes fully equipped with high-spec inclusions and next-gen smart technology.

Features You'll Love include:

UPVC double-glazed windows & doors with E-glass ? year-round comfort & efficiency

Tesla car charger ? ready to charge your EV

For sale by Openn Negotiation (flexible conditions online auction). The Openn Negotiation

## IT'S GOT TO GO!

**Inspect** : Saturday, 2nd August 2025 11:30 - 12:00  
**Type** : House  
**Land** : 316 m2  
**Building Size** : 193 m2

**Water Rates** : \$880.00/year (approx)

**Brian Devereux**

0418959219

# NOTES:

DO NOT SCALE DRAWINGS, FIGURE DIMENSIONS TAKE PRECEDENCE OVERALL.  
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERS COMPUTATIONS & DRAWINGS.

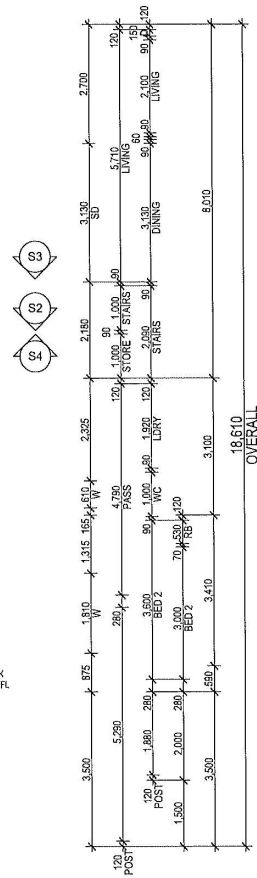
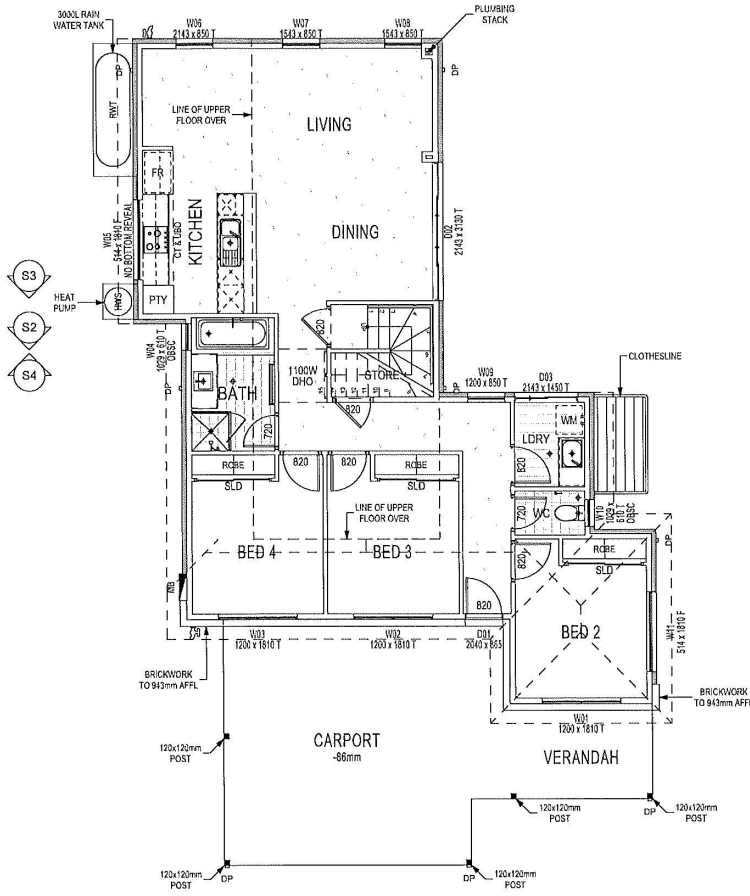
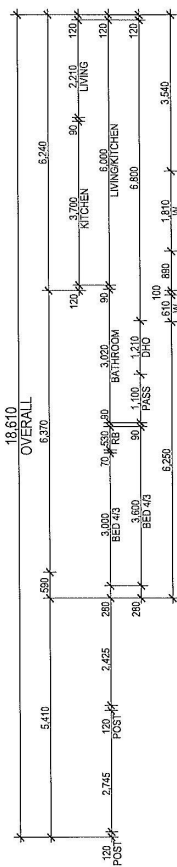
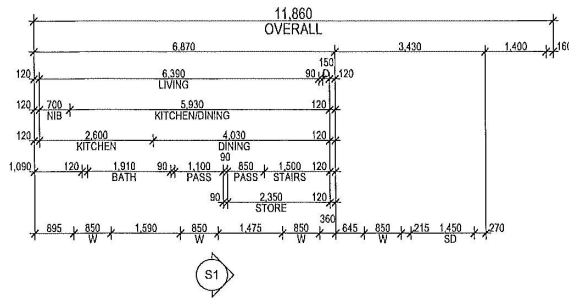
BEDROOM WINDOWS TO BE RESTRICTED TO MAXIMUM 125mm OPENING IF FFL IS MORE THAN 2.0m ABOVE SURFACE BELOW IN ACCORDANCE WITH NCC 3.9.2.6.

STEP SIZES (OTHER THAN FOR SPIRAL STAIRS) TO BE: RISERS (R) 150mm MAXIMUM AND 115mm MINIMUM GOING (G) 355mm MAXIMUM AND 290mm MINIMUM 2R + 1G = 700mm MAXIMUM AND 550mm MINIMUM

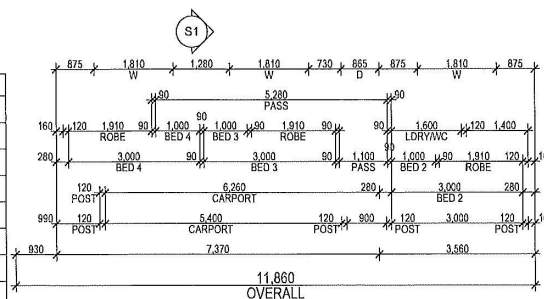
INTERNAL STAIRS AND LANDINGS TO HAVE MINIMUM NON-SLIP RATING OF P3R10, EXTERNAL TO HAVE MINIMUM NON-SLIP RATING OF P4R11.

CONTINUOUS HANDRAIL TO BE PROVIDED TO ONE SIDE OF STAIRS IN ACCORDANCE WITH NCC 3.9.2.4.

ALL MECHANICAL VENTILATION TO BE DUCTED & VENTED EXTERNALLY IN ACCORDANCE WITH NCC 3.8.5 & 3.8.7.



PROPOSED AREA			
FGL (GROUND)			
GROUND FLOOR	115.30	54,460	
CARPORT	30.51	22,100	
VERANDAH	10.75	16,770	
	156.56 m <sup>2</sup>	93,330 mm	
FFL (FIRST)			
UPPER FLOOR	48.84	31,340	
	48.84 m <sup>2</sup>	31,340 mm	
	205.40 m <sup>2</sup>	124,670 mm	



LEGEND:	
[Pattern]	CARPET
[Pattern]	CONCRETE - TROWEL FINISH
[Pattern]	CONCRETE - POLISHED
[Pattern]	TILES
[Pattern]	TIMBER LAMINATE

FLOOR COVERINGS - GF (m <sup>2</sup> )	
CARPET	32.25
CONCRETE - POLISHED	48.97
TILES - SMALL	8.60

GROUND FLOOR PLAN			
CLIENT:		JOB ADDRESS:	
Rick Lowe		12 Doust Street Hilton, WA 6163	
SCALE:		1:100	
SHEET:		5 OF 24	
DRAWN BY:		DATE:	
DBM		05/10/22	

All plans & elevations are diagrammatic only and may not be to scale.  
All dimensions to be confirmed on site prior to commencement, no allowance for wall finishes.  
All work to NCC, Australian Standards and relevant codes.