

Leased



Baldivis



Executive style 3x2x2 luxury home in perfect location!

Built with luxury, style and convenience in mind this home is sure to impress.

Located just minutes from the local shopping centre, freeway, schools and transport.

Features include:

- Large Master bedroom complete with his/hers walk-in robe & double shower in the ensuite
- Bedroom 2 & 3 with Built-in robes
- Zoned reverse cycle A/C throughout
- Remote ceiling fans in all bedrooms
- Separate theatre & family room
- Modern timber floors
- Fronius 3kw inverter solar system with 7 panels

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395 m2

Price	LEASED
Property Type	Rental
Property ID	15
Land Area	395 m2

Agent Details

Saskia Wrobluskie - 0477 726 849

Office Details

Advantas Property Group
Suite 13/3 Statesman
Parade Baldivis, WA, 6171
Australia
0895 680 960

ADVANTAS

- 15 square meter attic with pull-down later in the garage
- Modern kitchen with stone benches, stainless steel dishwasher & 900mm gas cooking
- Modern laundry with built-in washing baskets
- Security screen doors
- Garden shed to the side
- Low maintenance artificial grass front and back
- An outdoor undercover alfresco area plus a second deck
- Convenient side access
- Built-in rubber matting to the backyard, perfect for kids toys/playground or gym area
- Pet friendly
- Ideal location

**Furniture NOT included, for marketing purposes only.

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The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

SUPERVISOR NOTE

ALL STRUCTURAL BEAMS TO BE IN ACCORDANCE WITH BCA REQUIREMENTS.

CONCRETOR NOTE

CONCRETE TO BE PLACED IN FOOTING UNDER RFTER BOX TO CENTRELINE OF CAVITY

BRICK LAYER NOTE

6mm BBS #60 @ 3c OF LONGREACH INDICATED 'N' &

SETOUT ATTACHED FEERS & ADDITIONAL BRICKWORK TO BED 1 TO ALLOW FOR TERRAPLASH INSTALLATION

METAL DECK ROOF TO BE ANCHORED DOWN WITH 30 x 1.0mm PG2 STRAPS STRAPS LOCATED WITHIN 100mm OF CORNERS AND @ 1200mm MAXIMUM CENTRES. LUGS TO LINTELS @ 1200mm CENTRES OVER OPENINGS. STRAPS TO EXTEND DOWN 12c HOLES. 32 x 0.8mm FULL HEIGHT STRAPS TO EACH SIDE OF OPENINGS >3400mm

PAINTED CEMENT RENDER TO FRONT ELEVATION ONLY. EXTENT SHOWN DASHED ON PLAN

ATTACHED BRICK FEERS TO HAVE 22 x 0.8mm PG2 STRAPS FROM FOOTINGS TO TOP OF FEERS, UNLESS NOTED OTHERWISE

FIXING CARPENTER NOTE

60mm WIDE SHELF & RAIL 800mm HIGH TO BEDS L 2, 3 CL OF RAIL TO BE 250mm OFF WALL

DOWNEL RAIL TO BE FIXED 90mm ABOVE PFL

4 x 45mm WIDE SHELVES TO LINEN AS PER PANTRY SPACING. REFER TO INTERNALS PLAN

CEILING FIXER NOTE

2x C.L. TO ENTIRE RESIDENCE (J.N.O.)

BOTH CORNERS TO RUN THRU 100mm SOFFIT BETWEEN AS SHOWN ON PLAN

ROOF CARPENTER NOTE

HANDBOLE TO BE TRIMMED OUT TO 60mm x 60mm

ALL EXTERNAL FINISH WALLS MUST BE GALVANIZED AS PER AUSTRALIAN STANDARDS. SARGE BOARD NAILING TO BE COUNTERSUNK

ROOF CARPENTER TO BOX OUT 400# TO ALLOW FOR RANGEHOOD FLUME WHERE APPLICABLE ONLY

ROOF PLUMBER NOTE

DOWNPIPES MUST BE FIXED WITHIN 1.2LJM OF A VALLEY AS PER THE BCA

INSULATION NOTE

SHADPOD 84 L BATTTS TO HOUSE AREA ONLY

CLIENT NOTE

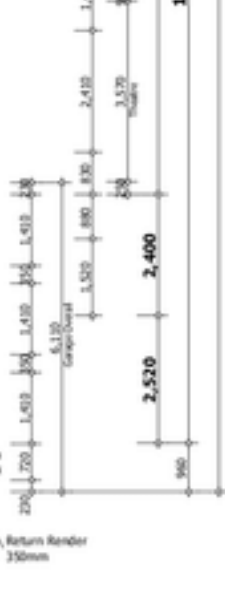
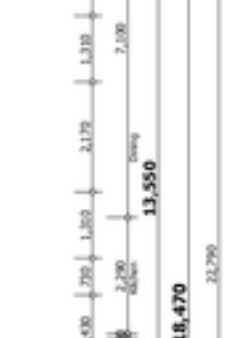
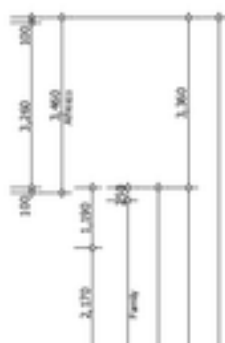
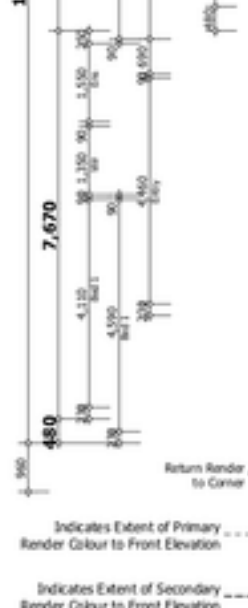
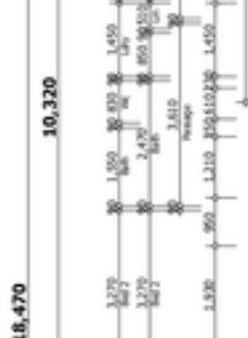
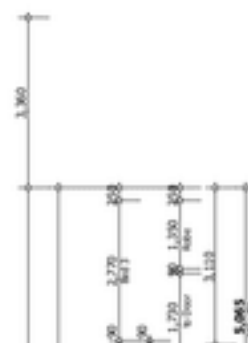
ALL DIMENSIONS TAKE PREFERENCE TO SCALE

DIMENSIONS SHOWN ON PLAN ARE BRICK SIZES. PLEASE ALLOW AN EXTRA 10mm TO EACH WALL FOR PLASTER. THIS ALLOWANCE SHOULD BE CONSIDERED WHEN CALCULATING CLEARANCES FOR FUTURE FITTINGS

NO. & PLACING OF RMPs IS APPROX AND GOVERNED BY ROOF STRUCTURE AND AT PLUMBERS DISCRETION

THE HOMEBUYERS CENTRE RESERVE THE RIGHT TO VARY ANY DIMENSIONS & MATERIALS FROM THOSE ON DISPLAY PLEASE CHECK SPECIFICATIONS & ARCHITECTS DRAWINGS CAREFULLY

ROOF ING TIMBERS TO BE TREATED TO HAZARD LEVEL H2
WIND CLASS: N?



AREA CALC.

HOUSE	141.40	(56.940m)
GARAGE	35.21	
ALFRESCO	19.52	
PORCH	1.26	
TOTAL	197.39 m ²	

CENTRO 140
1:100



CLIENT:
MATTHEWS
ADDRESS:
**728 PIPISTRELLE AVENUE
BALDIVIS**

SIGNATURES
CLIENT: _____
CLIENT: _____
BUILDER: _____

AMENDMENTS:	DATE:	INT:
FRANCE PLANS	2008/11	RP

AMENDMENTS:	DATE:	INT:
FLOOR PLAN	WIND CLASS: N?	
SHEET NO: 1 of 5	JOB NO: 17664	