

Sold

SOLD!
IN 6 DAYS!

3 Barbon Lane, Baldivis



SOLD SOLD SOLD! Perfect for those wanting to downsize, invest, or looking to buy their 1st home. But hurry, homes of this caliber do not last.

Perfectly positioned directly opposite a delightful park, this modern and well-maintained home is perfect for the kids or your family pet to have their daily walk.

Built with style, security, and convenience in mind, this home is the complete package and fantastic opportunity to create your very own low-maintenance, high-quality lifestyle.

On top of the 3 generous size bedrooms, this bright and airy floor plan also includes:

- Your very own theatre room, already set up for Foxtel streaming
- A supersized master bedroom suite that will fit a king-size

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323 m2

Price	SOLD
Property Type	Residential
Property ID	206
Land Area	323 m2
Floor Area	130.06 m2

Agent Details

Saskia Wrobluskie - 0477
726 849

Office Details

Advantas Property Group
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Parade Baldivis, WA, 6171
Australia
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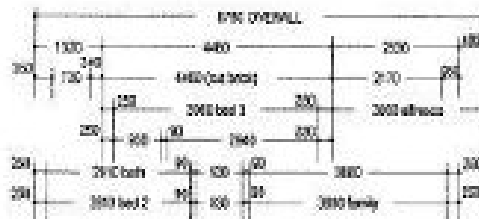
bed with ease

- Ample entertainment space at both the front & rear of your property. Perfect if you do have pets and want to separate the two spaces.
- Beautiful timber decking to the rear, a perfect location for a spa
- Retractable shade sail over the timber decking
- Peace of mind for anyone who works away as this home is already set up with crimsafe security doors & windows throughout and a security camera to the rear
- Ducted air-conditioning throughout
- Stylish remote-controlled LED light/fan combo to the living, theatre, and master rooms
- NBN ready

Call Saskia on 0477 726 849 and book your inspection today!

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.

SPURKED GAS POINT HAS BEEN INSTALLED ON THE BASIS OF ONLY BEING SUITABLE FOR A FLUED HEATER. NO HIGH OR LOW VENTILATION HAS BEEN BUILT INTO HOME TO TAKE AN UNFLUED UNIT

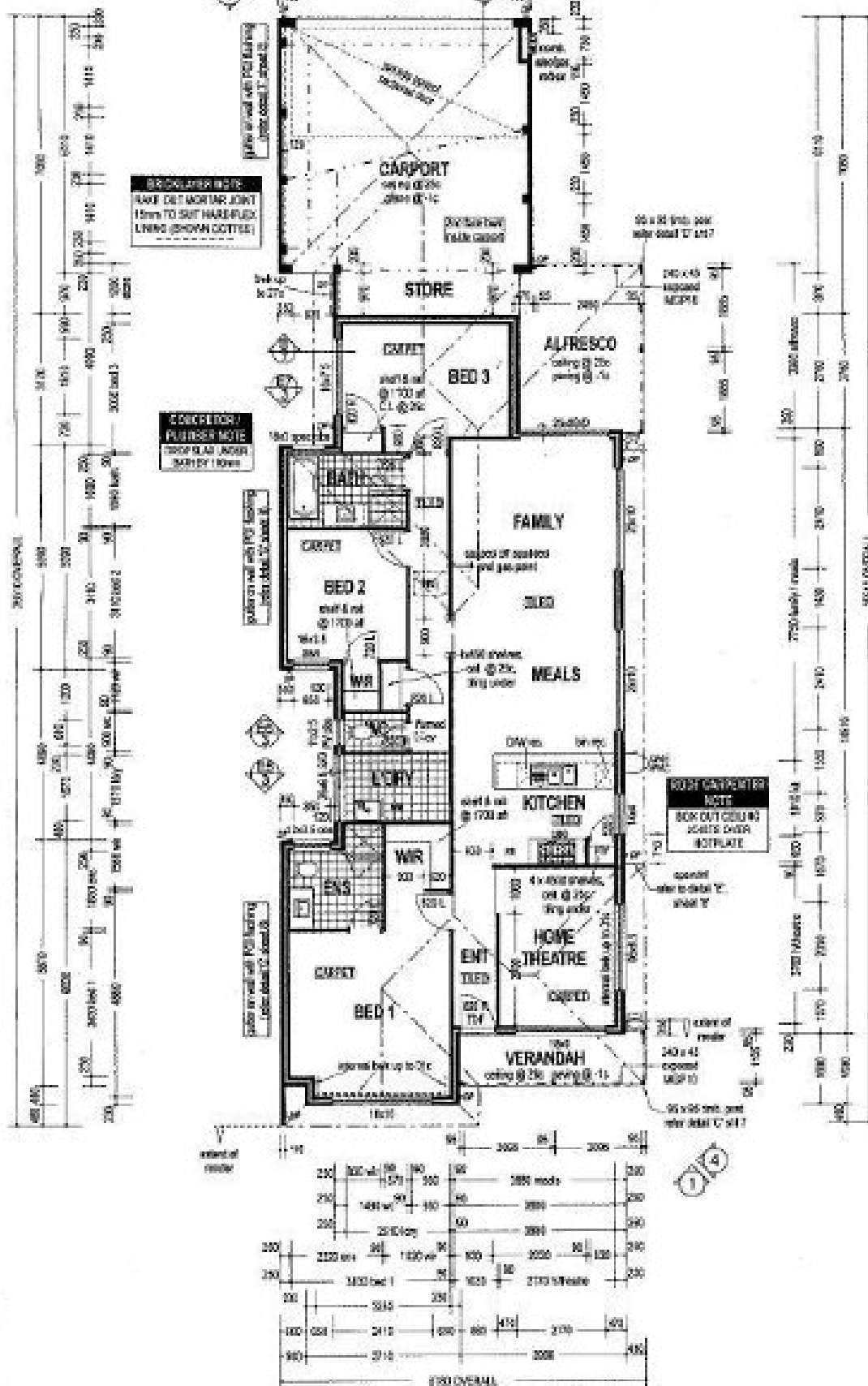


NOTE: (4) CORNER BEADS TO INTERNAL WALLS AS NOTED ON PLAN BY A CIRCLE

BRICKLAYER NOTE
RAVE GET MORTAR JOINT 15mm TO SUIT HARD FLUID LINING (SHOWN DOTTED)

CONCRETOR/PLUMBER NOTE
ROOF IS AN INTRA 3000 BY 1 DOWN

ROOF CARPENTER NOTE
BOX CUT GULLY IN 20000 DRAIN EXTRUPLATE



7 OUTLET EVAPORATIVE AIR CONDITIONING SYSTEM. REFER TO ELECTRICAL PLAN FOR OUTLET & LIMIT POSITIONS

European House Borer
Post-tensioned Moment Zone
Hazard level H2

TILED ROOF @ 12% PITCH
NON-COASTAL ZONE

N1 WIND CLASSIFICATION
AS PER ENGINEER'S CERTIFICATE OF INSPECTION

BRICKWORK NOTES
- WALLS UP TO 2000 SURFACE TO BE BOTTLE WITH CONCRETE JOINT
- BRICKWORK UP TO BRICKWORK ONLY - PLASTER BATHS NOT ALLOWED FOR
- INCLUDE SOAK ROOF TO BRICK PILING WITH BEAM OVER
- INCLUDE DOWN STRAPS TO BRICK PILING WITH NO BEAM OVER

ROOF NOTES
- ROOF TO BE DONE IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DETAIL
- JOINT COVER UP TO LIFE TO MANUFACTURERS SPECIFICATIONS

PLUMBING NOTES
- NO PLUMBING IN ANY OF EXISTING WALLS
- ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DETAIL
- DOWN TO ROOF DRAIN AS AT CONTROL TO ROOF PLUMBER RECOMMENDATION

GENERAL NOTES
- REFER TO ENERGY EFFICIENCY GUIDE FOR LIGHT & VENTILATION REQUIREMENTS
- CORNER PLASTER BEADS TO BE CORNER ONLY UNLESS OTHERWISE NOTED ON PLAN
- SET OF HANGERS FOR ROOF TO BE DONE
- REMOVE LOBBY WALL SECTION DOWN TO GARAGE (REFER TO ADDRESS)

HOUSE AREA	
HOUSE AREA	115.00m ²
GARAGE AREA	11.00m ²
VERANDAH	4.00m ²
ALFRESCO AREA	11.00m ²
TOTAL AREA	141.00m ²
PERIMETER	47.14m

DREAMSTART	
DATE	15/05/2024
OWNER	
OWNER	
SCALE	1:100
PROJECT NO.	D1854
PROPOSED RESIDENCE	LOT 14, 1271 BARBON LANE, BALDMS, CITY OF ROCKINGHAM
FOR:	GARSKE / GARTY