



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

- 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 PIER BOX TO CENTRELINE OF CAVITY

BRICK LAYER NOTE

8mm RODS AND 3% OF LONGSPEAR INDICATED IN PLAN

DETOUT ATTACHED PIERS & ADDITIONAL BREAKWORK TO BED 1 TO ALLOW FOR TERRAPLASH INSTALLATION

METAL DECK ROOF TO BE ANCHORED DOWN WITH 30 x 1.0mm PG STRAPS STRAPS LOCATED WITHIN 100mm OF CORNERS AND @ 1200mm MAXIMUM CENTRES. LUGS TO LUGS @ 1200mm CENTRES OVER OPENINGS. STRAPS TO EXTEND DOWN 12% MINIMUM. 32 x 0.8mm FULL HEIGHT STRAPS TO EACH SIDE OF OPENINGS >2400mm

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

ATTACHED BRICK PIERS TO HAVE 32 x 0.8mm PG STRAPS FROM FOOTINGS TO TOP OF PIERS, UNLESS NOTED OTHERWISE

FIXING CARPENTER NOTE

800mm WIDE SHELF & RAIL 800mm HIGH TO BEDS 1, 2, 3 CL OF RAIL TO BE 250mm OFF WALL

LOWEL RAIL TO BE FIXED 800mm ABOVE PFL

4 x 450mm WIDE SHELVES TO LINEN AS PER PANTRY SPACING. REFER TO INTERNALS PLAN

CEILING FIXER NOTE

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

BOTH CORNERS TO RUN THRU 200mm SOFFIT BETWEEN AS SHOWN ON PLAN

ROOF CARPENTER NOTE

HANGROOF TO BE TRIMMED OUT TO 500mm x 500mm

ALL EXTERNAL FIXING WALLS MUST BE GALVANIZED AS PER AUSTRALIAN STANDARDS. GARGE BOARD NAILING TO BE COUNTERSUNK

ROOF CARPENTER TO BOX OUT 450# TO ALLOW FOR RANGEHOOD FLUME WHERE APPLICABLE ONLY

ROOF PLUMBER NOTE

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

INSULATION NOTE

SHADPOD 84.1 BATTIS TO HOUSE AREA ONLY

CLIENT NOTE

ALL DIMENSIONS TAKE PRECEDENCE TO SCALE

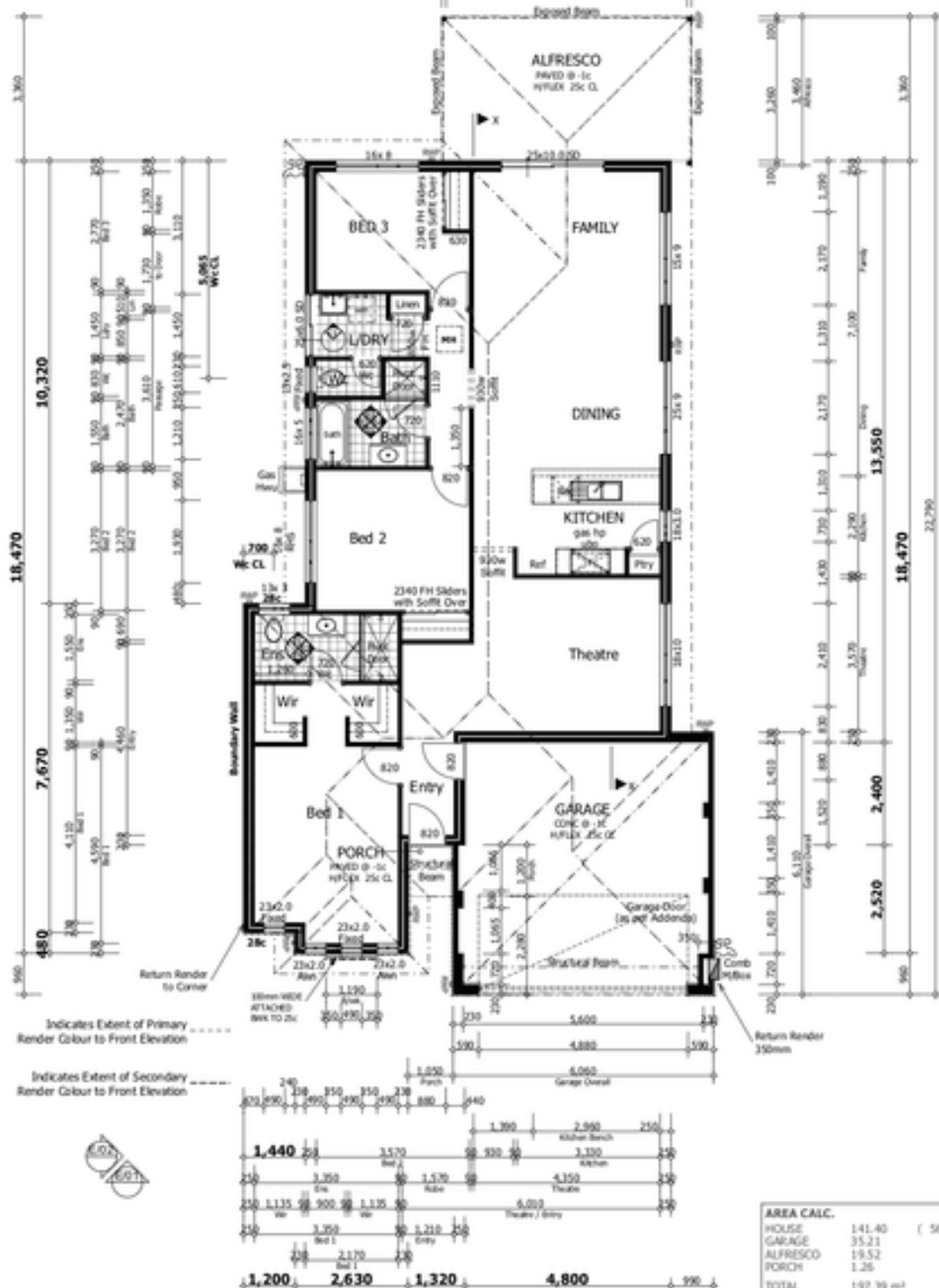
DIMENSIONS SHOWN ON PLAN ARE BREAK SIZES. PLEASE ALLOW AN EXTRA 10mm TO EACH WALL FOR PLASTER. THIS ALLOWANCE SHOULD BE CONSIDERED WHEN CALCULATING CLEARANCES FOR FUTURE FITTINGS

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 & APPROVALS CAREFULLY

ROOFING TIMBERS TO BE TREATED TO HAZARD LEVEL H2

WIND CLASS: N?



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Homebuyers
Centre

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CLIENT:
MATTHEWS

ADDRESS:
728 PIPISTRELLE AVENUE
BALDIVIS

SIGNATURES

CLIENT:

CLIENT:

BUILDER:

AMENDMENTS:

DATE:

INT:

AMENDMENTS:

DATE:

INT:

FLOOR PLAN

WIND CLASS: N?

SHEET NO: 1 of 5

JOB NO: 17664

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