

47 McPhee Road Hammond Park, WA

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## IMMACULATE & JUST OVER 1yr OLD!

Would your family be better off being within walking distance of Primary and High schools, the local Community Sports Oval and overlooking a National park?

Well, this very impressive 12 month old property, might just fit the bill!

Super spacious layout, fabulous kitchen and with Ford & Doonan ducted r/cycle air conditioning throughout, you'll be as warm as toast in winter and cool as a cucumber in summer!

Fully smart wired by Intelligent Home and with solar panels what more could you ask for??

Investors..... is it time to invest in one the most sought after suburbs that continues to provide plenty of infrastructure for families?

The market is HOT, HOT, HOT so don't delay make sure you REGISTER TO VIEW THIS WEEKEND. EMAIL NOW AND BOOK YOUR SPOT

Rates - Water \$1,426 Shire \$2,273 (2023/24)

## UNDER OFFER!

**Type** : House

**Land** : 432 m2

**Council Rates** : \$2,273.00 p/q

**Water Rates** : \$1,426.00 p/q

**Brian Devereux**

0418 959 219

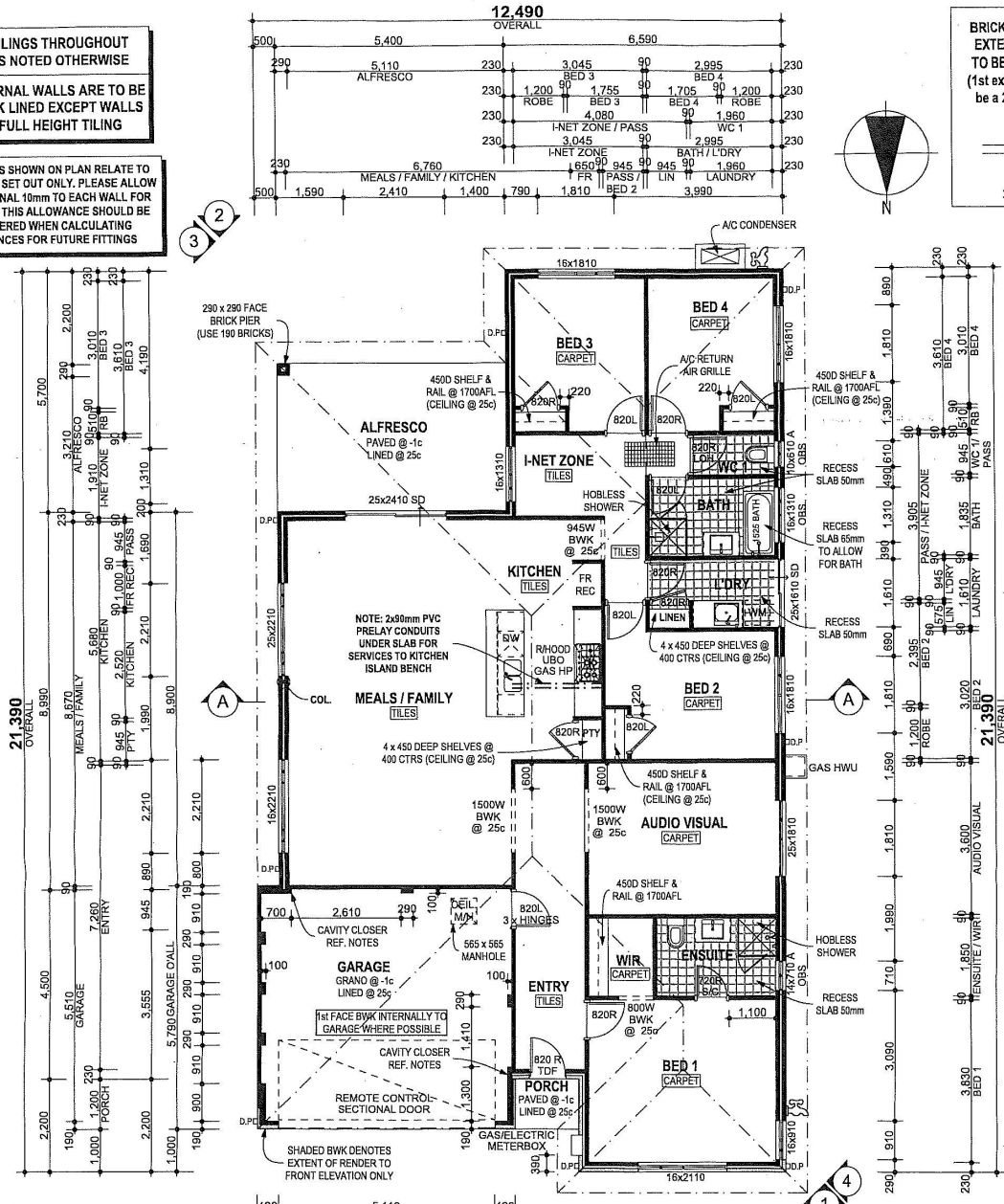
**28c CEILINGS THROUGHOUT UNLESS NOTED OTHERWISE**

**ALL INTERNAL WALLS ARE TO BE GYPROCK LINED EXCEPT WALLS WITH FULL HEIGHT TILING**

**DIMENSIONS SHOWN ON PLAN RELATE TO BRICKWORK SET OUT ONLY. PLEASE ALLOW AN ADDITIONAL 10mm TO EACH WALL FOR DRY LINED. THIS ALLOWANCE SHOULD BE CONSIDERED WHEN CALCULATING CLEARANCES FOR FUTURE FITTINGS**

**BRICK LAYER NOTE:**  
**EXTERNAL BRICKS TO BE 290 x 162 x 90 (1st external course to be a 2 course brick)**

**3rd BOND**



**BAL RATING APPLICABLE SITE IS CLASSIFIED BAL 12.5 AS PER ASSESSMENT (REFER TO SHEET 5)**

Area Names	Area	Perimeter
HOUSE AREA	185.32	66.78
GARAGE	34.35	23.78
ALFRESCO	16.80	17.80
PORCH	1.81	5.42
ROOF AREA	268.31	—

**FLOOR PLAN**  
 1:100

**NOTES:**

- EXTERNAL WALLS CONSIST OF 230 WIDE CAVITY BRICK CONST., UNLESS NOTED OTHERWISE. 90mm EXTERNAL LEAF & 90mm INTERNAL LEAF
- ALL INTERNAL WALLS ARE DRY LINED UNLESS NOTED OTHERWISE.
- CAVITY INSULATION AS REQUIRED - REFER SHEET 9
- R 4.0 FIBREGLASS BATT CEILING INSULATION TO HOUSE AND GARAGE AREAS ONLY AND VERTICALLY WHERE REQUIRED
- CAVITY BREACHES - BRICKLAYER TO BUILD IN CONCEALED, FULL HEIGHT FLASHING BETWEEN CAVITY CLOSER & INTERNAL LEAF.
- PROVIDE COLD WATER PLUMBING ONLY TO DW REC
- EUROPEAN BORER TREATMENT PROTECTION FOR ALL TIMBER ROOF FRAMING TO BE H2 HAZARD LEVEL IN ACCORDANCE WITH A.S. 1604
- PROVIDE REFLUX VALVE
- FINAL DOWNPIPE LOCATION IS DETERMINED ON SITE AND IS AT THE ROOF PLUMBERS DISCRETION
- PROVIDE DOUBLE REBATED FRAME TO EXTERNAL ENTRY DOOR
- PROVIDE 1170mm x 570mm FRAME OUT SIZE FOR A/C RETURN AIR GRILLE
- PROVIDE REFLECTIVE FOIL BACKED INSULATION TO ENTIRE ROOF AREA

**blueprint HOMES**

Unit 22, 257 BALCATT RD BALCATT A.W.A. 6021  
 PHONE : (08) 6241 4888  
 www.blueprinthomes.au

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THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT

OWNER (1) DATE .....

OWNER (2) DATE .....

BUILDER DATE .....

Spec	Rev No.	Variation:	Date Dm:	By:
PROMO	B	ENG. & BAL UPDATE	20-12-21	JN
	C	SUZ1394b/V0-1	23-02-22	AW
		AD21394b/V0-2	23-02-22	AW

HOUSE NAME: THE MERLOT  
 DRAWING NAME: FLOOR PLAN  
 SHEET No. 4 OF 9  
 REVISION No. JOB No. C 21394b

CLIENT NAME: Limbu  
 SITE ADDRESS: Lot 173 McPhee Road Hammond Park  
 SHIRE: Cockburn  
 Drawn By: RC  
 Date Drawn: Dec '21  
 Salesperson: DS