



12 Quartz Road Treeby, WA

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ENJOY BEING DIFFERENT!

An absolutely GORGEOUS Executive Residence!! This magnificent property ranks among Treeby's most ELITE homes and the finishing has an attention detail that has to be seen to be appreciated.

If you are looking at building something of this standard, look very closely at what you get, versus what this incredible home offers.

The style and decor create a lovely 'calming' environment, enhanced by landscaped, botanic gardens with a secreted workshop.

Your extremely spacious master suite is located at ground level and comes with a luxurious ensuite, as you would expect, but again the finish is exquisite.

The extras and superb built in cabinetry, are a bonus you just don't find in everyday homes and the wood flooring, adds depth & warmth to an already impressive residence.

3 living areas come in the form of an activity/gaming room upstairs, along with massive childrens bedrooms and a stylish bathroom. Then there is the family rm which combines the dining area and kitchen while the sep theatre rm provides a haven for those wanting chill an

Mid \$1m's

Type : House

Land : 450 m2

Building Size : 289 m2

Water Rates : \$1,500.00/year (approx)

Brian Devereux

0418 959 219

Calleya Display Spec

This plan is to be read in conjunction with Dale Alcock Standard Specification, Addenda & Engineers

Wind Zone - N1

Coastal Zone - No

BAL Rating - N/A

hobless showers to Ensuite & Bathroom reflux valve included

31c ceilings to ground floor
31c ceilings to upper floor unless otherwise noted

Window Note
Bedroom window openings less than 1.7m from floor are to be restricted to only open 125mm as per NCC requirements

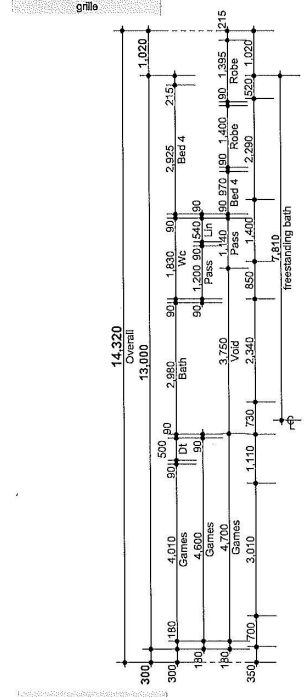
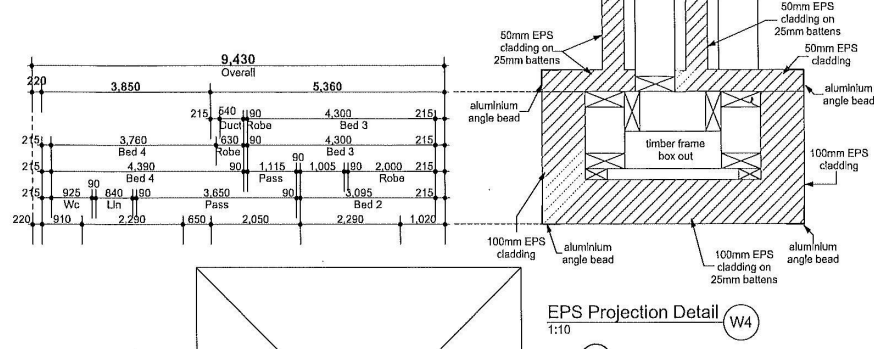
Stair Note
Stair tread surfaces to be compliant with NCC Table 3.9.1.3

Balustrade / Handrail Note
- Handrail/balustrade construction to comply with NCC part 3.9.2.
- Minimum height of balustrade & handrails to be 1050mm above floor level.
- Openings in balustrade to be maximum of 125mm

Supervisor Note
Timber stud frame walls with 100mm EPS cladding to upper floor external walls

Supervisor Note
Timber stud frame walls to all upper floor internal walls

Roof Carpenter Note
Ceiling timbers to be boxed out 1135x535 for A/C return air grille



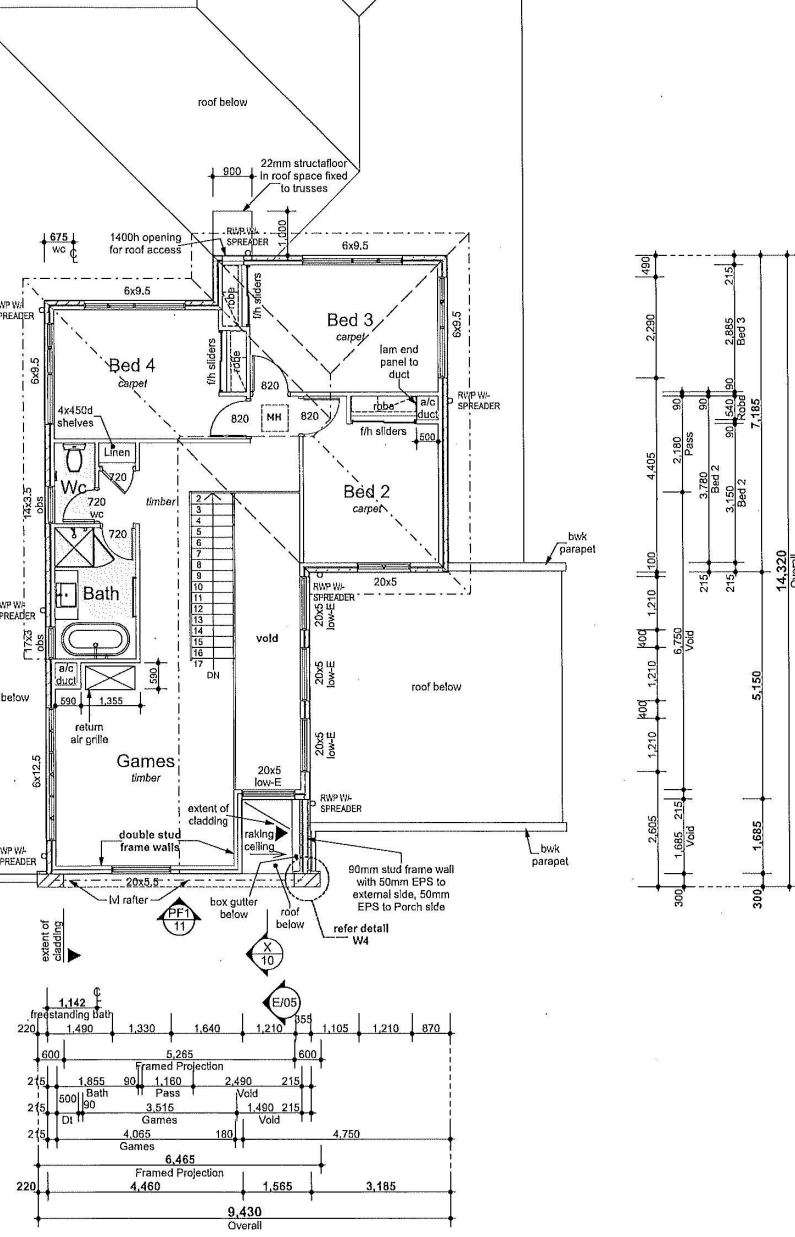
28c high internal doors unless otherwise noted

6.38mm laminated glass to entire house

Supervisor Note
Drylining to all internal walls unless noted otherwise

Upper Floor Plan 1:100

Areas	Area
Ground Floor	187.96
Upper Floor	100.79
Garage Pod	35.22
Alfresco	21.38
Porch	2.91
Total:	348.26 m²
Perimeter Ground:	71.520m
Perimeter Upper:	46.460m



CLIENT:	AMENDMENTS:	VOB:	N:\Design Drafting & Shires\Design\New Product\Display Homes\Calleya no.26377_Calleya.pln
CLIENT:	Contract 21/08/19 APS	VO9	17/02/20 APS
BUILDER:	Engineering 18/10/19 APS	VO10	24/02/20 APS
	VO1 & 2 15/01/20 APS	VO11	13/02/20 APS
	VO3 04/02/20 APS	VO12	05/03/20 APS
	VO4 05/02/20 APS	VO13	19/03/20 APS
	VO5 07/02/20 APS	VO14	23/03/20 APS
	VO6 10/02/20 APS	VO15	30/03/20 APS
	VO7 13/02/20 APS	VO16	14/07/20 APS
		VO17	29/07/20 APS

CLIENT:	SHEET:	JOB NUMBER:
DAH Development Ply Ltd	2 of 16	6377
ADDRESS:	Lot 1461 (#12) Quartz Road, TREEBY	



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