



23 Dolomite Road Treeby, WA

4 2 4

UNDER OFFER

OWNER BOUGHT ELSEWHERE! - The presentation will impress, as the cleanliness, attention to detail and understated elegance this property exudes, mean it's one that will be snapped up quickly!

Having purchased somewhere else, it's time for the owners to move on and give the pleasure of residing here to you and your family.

Best described as a medium size home it could even be a great 'downsizer' and investors, you should have a real close look too!!

The location is quiet yet convenient with a park, and a short stroll to

Local shops (400m)

Public transport (250m)

Community oval (400m)

Primary School (500m)

Make sure you view, as prices continue to rise and you good miss out altogether

For sale by Openn Negotiation (flexible conditions online auction). The Openn Negotiation

UNDER OFFER!

Type : House

Land : 375 m2

Building Size : 200 m2

Council Rates : \$2,243.00/year (approx)

Water Rates : \$1,261.43/year (approx)

Brian Devereux

0418 959 219

REFER TO ENGINEERS
N1 WIND LOADING DETAILS

REVERSE CYCLE A/C
REFER TO ADDENDA

CLIENT NOTE
ALL DIMENSIONS STATED ON THIS DRAWING RELATE TO BRICKWORK SETOUT ONLY. NO ALLOWANCE IS MADE FOR ADDITIONS OF PLASTER OR WALL FINISH WHERE THESE APPLY. CARE SHOULD BE TAKEN TO INCLUDE SUCH ALLOWANCE IN CALCULATION OF CLEARANCE REQUIRED FOR FUTURE FITTINGS.

SUPERVISOR NOTES

GENERAL NOTE
1. STEELWORK SHOWN ARE ESTIMATES REFER TO SCHEDULER FOR CORRECT LOCATIONS AND REQUIREMENTS.
2. NUMBER AND PLACING OF RWPS IS APPROXIMATE AND GOVERNED BY ROOF STRUCTURE AND AT PLUMBERS DISCRETION.

CONCRETOR NOTE
25mm SETDOWN REQUIRED TO SAND PAD ON VET AREAS

BRICKLAYER NOTE

1. ROOFS OF 5mm Ø GLAV. RODS III B/WORK MARKED X-X.
NOTES 2-5 APPLICABLE FOR TIN ROOF ONLY (REFER TO ELEVATION)
2. ROOF TO BE ANCHORED DOWN WITH 32mm x 1.0mm HOOP IRON STRAPS @ 12c BELOW WALL PLATE @ 1200CTS, ATTACHED BY LUGS TO ANGLES OVER WINDOWS & OPENINGS.
3. FULL LENGTH PGI STRAPS TO ALL ATTACHED PIERS.
4. FULL LENGTH HOOP IRON STRAPS TO OPENINGS 2.4m WIDE AND GREATER.
5. GALVANIZED HOLD DOWN RODS TO ATTACHED PIERS WITH BEAMS OVER ON PERIMETER WALLS.

FIXING CARPENTER NOTE

1. 450mm WIDE SHELF & RAIL 1800mm HIGH TO BUILT IN ROBES.
2. 450mm WIDE SHELF & RAIL 1800mm HIGH TO WIRES & ROBES WITH FULL HEIGHT SLIDING DOORS
3. 4x450mm WIDE SHELVES TO WIL, BOTTOM SHELF @ 500AFL, TOP AT 1700AFL
4. TOWEL RAIL HEIGHT TO BE AS NOTED ON PLAN
5. TOILET ROLL HOLDERS TO BE FIXED 800mm ABOVE FL UNLESS OTHERWISE NOTED
6. 4x450mm WIDE SHELVES TO PANTRY AT 500AFL, 900AFL, 1300AFL & 1600AFL
7. DOOR CLEARANCES TO BE 25mm THROUGHOUT

CEILING FIXER NOTE

CEILINGS TO BE BUILT IN ROBES AND PANTRY TO BE 2100mm HIGH UNLESS NOTED OTHERWISE. FULL HEIGHT COLLING TO WIP.
ROOF CARPENTER
1. CUT REQUIRED FOR STANDARD MANHOLE SIZE: 500mm x 600mm
2. EAVES 500mm WIDE LINED AND BOXED UNLESS NOTED OTHERWISE.
3. EAVES LINING TO BE HARDIFLEX LINED ON THE FLAT.

TERMITE TREATMENT

1. CHEMICAL IN ACCORDANCE WITH BCA 7 AS3650.1 (2000)

R4.1 INSULATION TO HOUSE & GARAGE ONLY

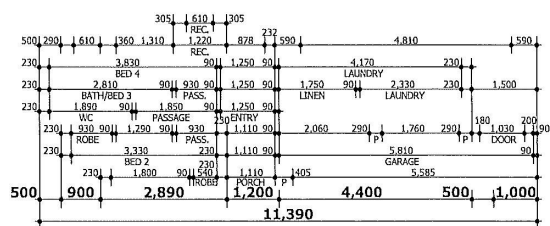
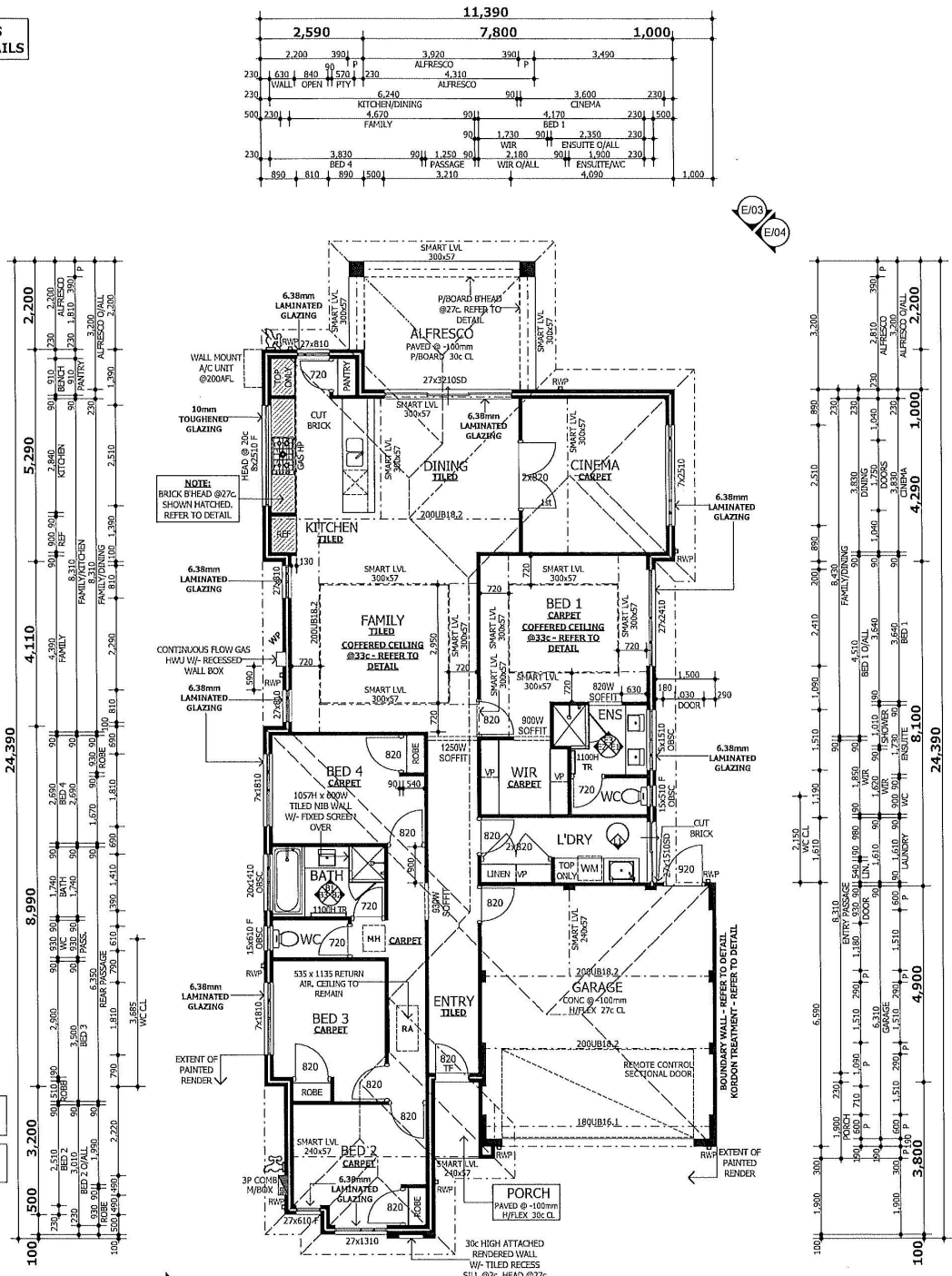
THIS PLAN IS TO BE READ IN CONJUNCTION WITH CELEBRATION HOMES STANDARD ADDENDA.

Floor Plan

1:100

Area Calc	
HOUSE	166.12 (65.960m)
GARAGE	38.63
ALFRESCO	14.65
PORCH	2.11
Total	221.51 m ²

Roof Area	Paving Area
270.31	59.86 m ²



CUSTOM RH - ASCOT ELEV.		PRELIMINARY DRAWINGS		SHEET 1 OF 6	
CLIENT:		AMENDMENTS		DRN:	SG
ADDRESS:	Lot 1414 Dolomite Road TREEBY	11/04/17	CONTRACT DRAWINGS	DATE:	11/04/17
		21/04/17	VURB/STRUCTURAL CERT	SCALE:	1:100, 1:1
					20122 - LORKIN.pln
				JOB NO:	20122