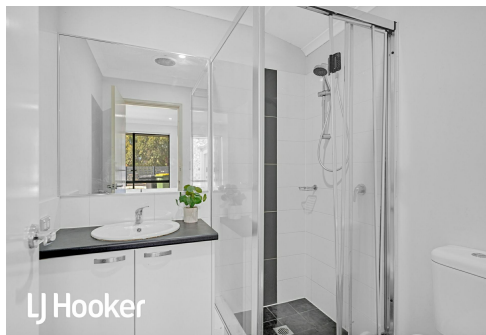




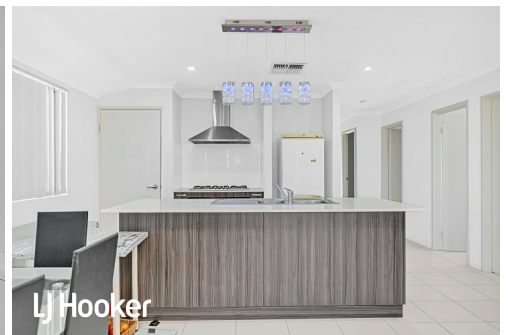
LJ Hooker



LJ Hooker



LJ Hooker



LJ Hooker

Beckenham, 428 Railway Parade

FAMILY HOME OFFERING INCREDIBLE VALUE



Proudly presented by Shagun Ahuja of LJ Hooker Victoria Park | Belmont (WA)

Tightly held with a commanding position & own its street frontage this stand-alone 3-bedroom 2-bathroom family home is pick of the bunch. Neat and tidy throughout while featuring a contemporary open plan kitchen and a practical floor plan.

The kitchen is clearly the hub of the home, with heaps of storage, benchtop space and modern kitchen appliances. You'll be cooking up a storm in no time at all!

The expansive open plan living is light & bright features tiled floors flows easily to the outdoor deck through the glass slider creating a perfect balance of indoor and outdoor living - the perfect spot to entertain guests or just to chill with a glass of wine after a long day at work. Real bonus is all the outdoor space in the low maintenance backyard.

For Sale
Please Call

View
ljhooker.com.au/5FWBFFB

Contact
Shagun Ahuja
0439 399 955
shagun@ljhvicpark.com.au



**LJ Hooker Victoria Park | Belmont
(WA)
(08) 9473 7777**

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

Accommodating 3 spacious bedrooms in the main residence, all equipped with robes. The master is spacious with its own private ensuite & walk in robe. Bedroom 2 & 3 are Queen size and feature triple sliding door robes. Home theatre or call it a 4th bedroom is positioned perfectly and offers flexibility to different families. There is also a common bathroom & separate toilet to serve secondary bedrooms.

With an enviable list of features, beautiful outdoor area, low maintenance, spacious, NBN, separate laundry, ducted air conditioning, 428 Railway Parade is the home you have been looking for.

TO MAKE AN OFFER OR DOWNLOAD A COPY OF THE CONTRACT PLEASE COPY THIS URL AND FOLLOW THE PROMPTS

<https://prop.ps//bjHJVeWSHRp5>

The Property & What We Love?!

- * Built Year: 2016
- * Exceptional Location
- * 390 sqm Green Title Block
- * AWESOME Lifestyle!
- * Open plan living/kitchen/dining area
- * Carport for 2 cars (side by side)
- * 4th Bedroom/Theatre
- * Currently tenanted till 16th June 2025 at \$830 per week

Outgoings:

- * Council Rates - \$1900 per annum (approx.)
- * Water Rates - \$1200 per annum (approx.)

Located in a desirable pocket of Beckenham, with minutes away from quality schools, train station, carousel shopping centre and walking distance from family friendly parks.

Ensure to visit this property at the next home open.

More About this Property

Property ID	5FWBFFB
Property Type	House
Land Area	390 m2

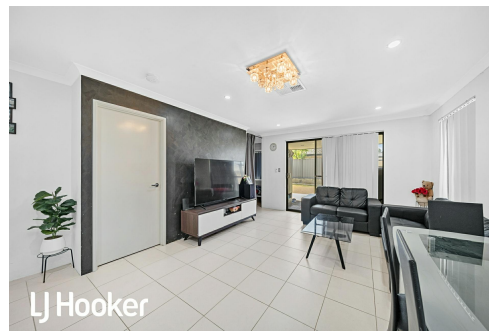
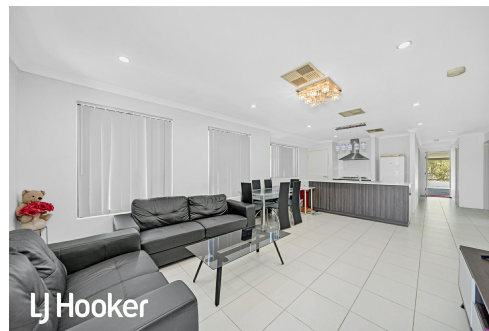
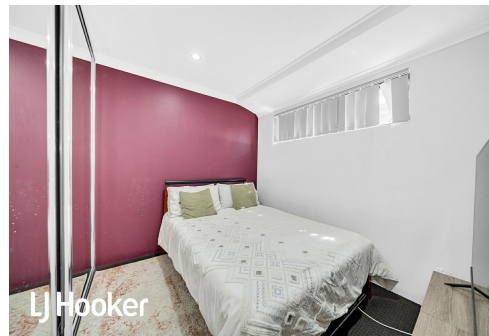
Shagun Ahuja 0439 399 955

Sales Consultant | shagun@ljhvicpark.com.au

LJ Hooker Victoria Park | Belmont (WA) (08) 9473 7777

288 Albany Highway, VICTORIA PARK WA 6100

victoriapark-belmontwa.ljhooker.com.au | reception@ljhvicpark.com.au



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Victoria Park | Belmont
(WA)
(08) 9473 7777**

ROOF PITCH: 25° 38' ROOF MATERIAL: TILED

ROOF PLUMBER NOTE:

- PROVIDE SLOTTED GUTTERS (EXCLUDING GUTTER ON WALLS)
- FINAL POSITIONS OF RWPS TO BE DETERMINED BY ROOF PLUMBER ON SITE

ROOF TIMBER NOTE:

- ALL ROOF TIMBER TO BE "H2" TREATED PINE TO PROTECT AGAINST EUROPEAN HOUSE BORER EXPOSED TIMBER BEAMS TO HAVE 3 COATS OF SOLVENT GUARDIANT

ROOF INSULATION NOTE:

- R4 CEILING INSULATION TO HOUSE AND GARAGE EXCLUDES OUTDOOR AREAS UNO LEAVE, PORCH, ALFRESCO, ETC.)

BRICKLAYER NOTE:

- ROOF TO BE TIED DOWN WITH 30mm HOOP IRON STRAP AT 1200mm DOWN MIN 18
- FULL HEIGHT STRAPS TO OPENINGS 2400 OR GREATER

ELECTRICAL NOTE:

- INTERCONNECTED HARDWIRED SMOKE DETECTOR TO BCA 3.7.2 AS INDICATED ON PLAN (S)

SUPERVISOR NOTE:

- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH PROVIDED ENGINEERS DETAILS

FIXING CARPENTER NOTE:

- 4 No. 4502 SHELVES TO LINEN
- SHELF AND RAIL TO ALL WIR AND ROBES @ 1700 AFL
- TRM @ 600 AFL
- TOWEL RAILS @ 900 AFL

AIRCON NOTE:

- PROVIDE EVAPORATIVE AIR CONDITIONING, OUTLET POSITIONS TO BE NOMINATED BY SUPPLIER

WPA - PROVIDE M10x135 LONG ANCHOR THROUGH WALL PLATE AT LOCATION SHOWN. ALSO PROVIDE TIE DOWN STRAP AT THIS LOCATION AS PER ATTACHED TIE DOWN SPECIFICATION.

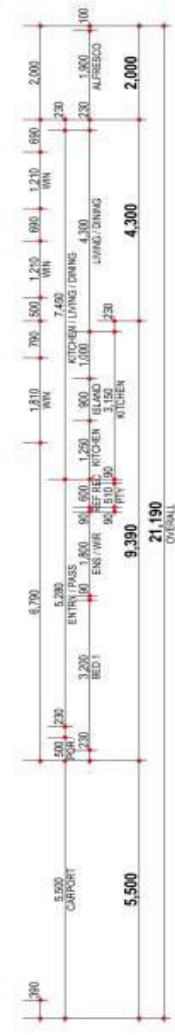
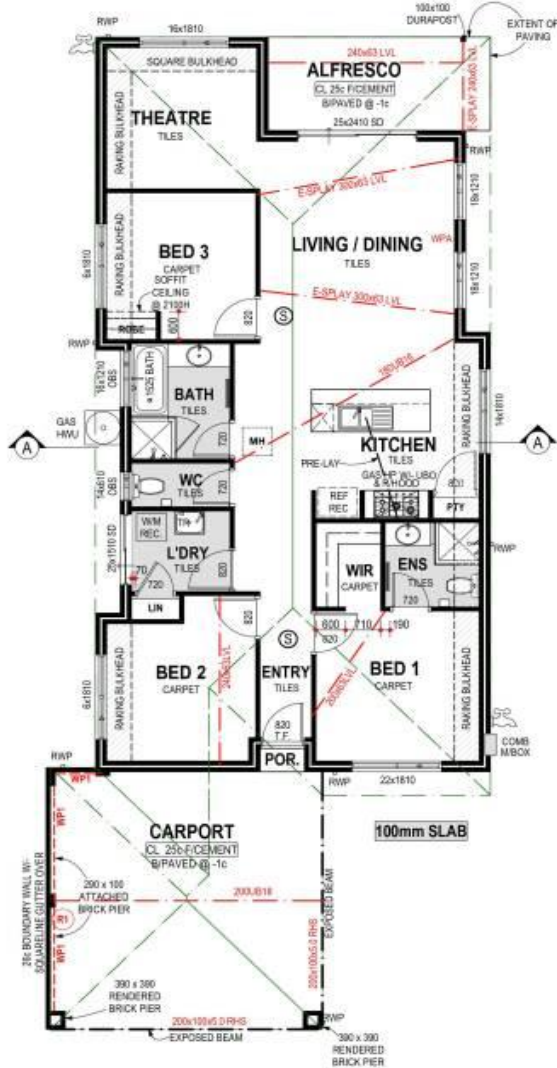
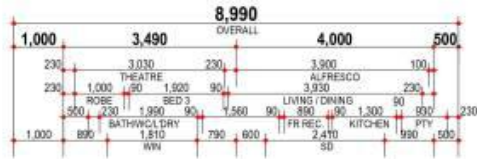
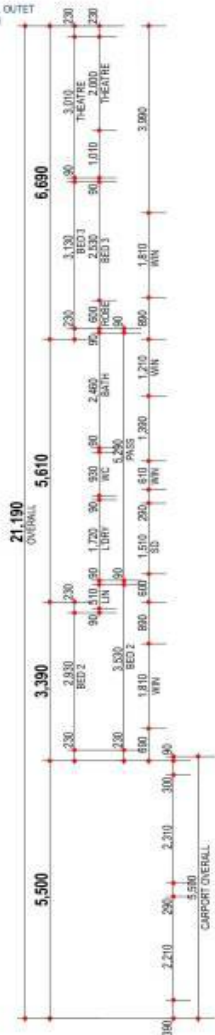


DO NOT SCALE FROM THIS DRAWING
All Sub-contractors to check dimensions & notes prior to initiating works. Any discrepancies to be notified to the Site Supervisor without delay.
ALL DIMENSIONS TO BRICKWORK.

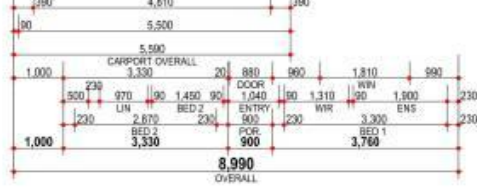
NOTE: 28c CEILINGS UNLESS OTHERWISE STATED

NOTE: 2c BLOCKS LAID ONE THIRD BOND

NOTE: PANTRY, BED 3 ROBE, AND LINEN CEILINGS @ 2100 HIGH



FLOOR PLAN
SCALE 1:100



- (S) = 2 L 20 GALV RODS OR 2M10 GALV TREADED BOLTS LOCATE IN PERPEND (FULLY MORTAR) ATTACHED PIER. BEND 1 ROD AT TOP AND FULLY WELD TO ADJACENT STEEL BEAM WITH MIN 60mm LONG WELD. WELD ANOTHER ROD TO SPL ANGLE CLEAR. FIX CLEAT TO W/F1 WITH 2M10 COACH SCREWS. GRILL AND EPOXY 150 INTO FOOTING.
- W/P1 = 170x45 MGP10 WALL PLATE CONTINUOUS ALONG GARAGE WALL
- FP1 = 400SQ x 400 DEEP MASS CONCRETE FOOTING PAD
- FP2 = 600SQ x 200 DEEP MASS CONCRETE FOOTING PAD

AREAS

	Area m ²	Perimeter m
1. FLOOR PLAN	110.958	49.360
2. CARPORT	31.285	23.360
3. ALFRESCO	9.000	13.000
4. TOTAL AREA	151.243	62.360
5. ROOF	157.395	60.180

© 01 FHBD Date: FHBD 08 Drafting: Jaha Working: F141200 PLANS.dwg

MODEL REV: ASB/CD DATE: 04/09/14 REV BY: JT

LEVEL 1, SUITE 2, 467 SCARBOROUGH BEACH RD
OSBORNE PARK WA 6017
PH: (08) 9244 7444 FAX: (08) 9244 3275
www.fhbdirect.com.au

These plans and attached specifications are not to be used for any other project without the written permission of this company.

BUILDER: _____
CLIENT: _____
WITNESS: _____

PROPOSED RESIDENCE FOR:
SEKHON AND GUNJAN

ADDRESS
**LOT 322 RAILWAY PARADE
BECKENHAM
CITY OF GOSNELLS**

VARIATIONS:

POST PPA - ASB - 19/01/2015
W & L - ASB - 14/04/2015
SITE PLAN - ASB - 20/04/2015
4 STAR & ENG'S - ASB - 05/05/15
FINAL PLANS - ASB - 28/05/2015

VARIATIONS CONTD:

MODEL:	ELATION_LH_FHBD
DRAWN:	ASB
DATE:	19/01/2015
CHECKED:	AB
WRO: PARTS:	N1
CENTRAL CATEGORY:	4
ENGINEERS DETAIL:	SE
SHEET NO:	1 OF 9
JOB NO:	F141200



LJ Hooker Victoria Park | Belmont (WA)
(08) 9473 7777

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.