






4  2  2 

**FOR SALE**

Offers Over \$799,000

**VIEW**

Sun 5th Jul @ 12:00PM - 12:30PM

**AGENTS**

John Ball  
0418 396 056  
jball.mandurah@ljhooker.com.au

**AGENCY**

LJ Hooker Mandurah  
(08) 9586 5555

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.





## MORE DETAILS

Property ID 4THSFF2  
Property Type House  
Land Area 351 m2

**John Ball 0418 396 056**  
Sales Executive | [jball.mandurah@ljhooker.com.au](mailto:jball.mandurah@ljhooker.com.au)

**LJ Hooker Mandurah (08) 9586 5555**  
68 Mandurah Terrace, MANDURAH WA 6210  
[mandurah.ljhooker.com.au](http://mandurah.ljhooker.com.au) | [hello.south@ljhpxp.com.au](mailto:hello.south@ljhpxp.com.au)

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BE AWARE: SUBSTITUTION OF ANY STRUCTURAL MEMBERS AND, OR VARIATIONS TO ANY PART OF THE DESIGN, WILL VOID ANY RESPONSIBILITY OF MATTHEW CARLEY DESIGNS FOR THE STRUCTURAL INTEGRITY AND PERFORMANCE OF THE BUILDING

# SEACREST 3



ELEVATION KEY

- KEY**
- DENOTES DOUBLE BRICK EXTERNAL WALL
  - DENOTES 90mm THICK BRICK INTERNAL WALL
  - ⊙ DENOTES SMOKE DETECTOR
  - ⊙ DP DENOTES DOWNPIPE POSITION
  - ⊙ ET DENOTES EXTERNAL TAP POSITION
  - TR DENOTES TOWEL RAIL POSITION
  - ⊙-D DENOTES TOILET ROLL HOLDER
  - MB DENOTES METER BOX POSITION
  - ↑ DENOTES SHOWER ROSE/TAP POSITION
  - ↓ DENOTES TAP POSITION
  - MR DENOTES CEILING MANHOLE
  - FW DENOTES FLOOR WASTE
  - FR DENOTES FRIDGE SPACE ONLY
  - P DENOTES PANTRY
  - WM DENOTES WASHING MACHINE SPACE ONLY
  - ↑ DENOTES PICTURE HOOK POSITION

**CARPENTER NOTE**  
ALL DOORS TO HAVE FULL ARCHITRAVE SURROUND.  
ALL INTERNAL DOORS TO BE 2040mm HIGH

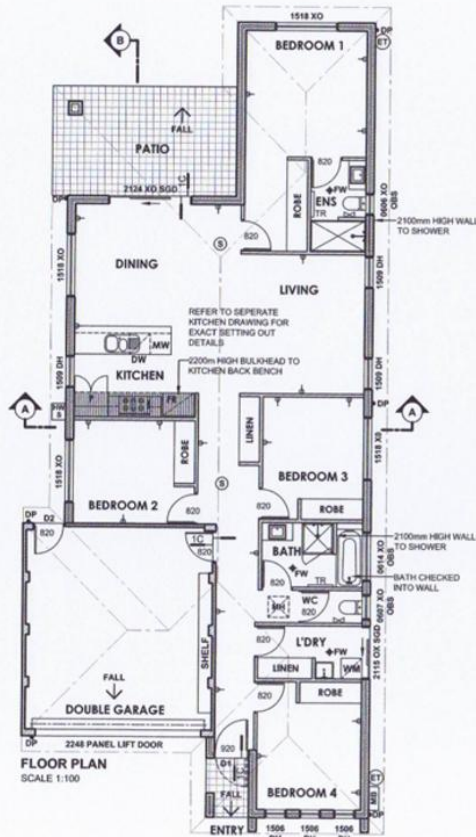
FLOOR AREAS	
GARAGE:	33.06m <sup>2</sup>
ENTRY:	2.05m <sup>2</sup>
PATIOS:	16.85m <sup>2</sup>
LIVING:	140.83m <sup>2</sup>
<b>TOTAL:</b>	<b>192.61m<sup>2</sup></b>

ROOM SIZES	
BEDROOM 1:	3.53m x 3.62m
WIR:	2.62m x 1.84m
BEDROOM 2:	2.93m x 2.97m
BEDROOM 3:	2.93m x 2.91m
KITCHEN:	3.53m x 2.60m
DINING:	3.60m x 3.51m
LIVING:	3.62m x 3.99m
PATIO:	5.36m x 3.15m
GARAGE:	5.21m x 5.81m

**TILING**  
**WET AREAS**  
-MINIMUM 1800mm HIGH TILING TO ALL SHOWER AREAS  
-MINIMUM 1500mm HIGH TILING BEHIND ALL VESSELS (WASH BASINS)

**SMOKE DETECTOR**  
SMOKE DETECTOR INSTALLATION TO BE CONNECTED TO CONSUMER MAINS POWER TO BCA PART 3.7.2 AND AS 3786. AS 3786 AND TO BE INTERCONNECTED

**EVAPORATIVE AIR COOLING SYSTEM**  
PROVIDE SUPPLY AIR DIFFUSERS TO THE FOLLOWING ROOMS:-  
-BED 1  
-BED 2  
-BED 3  
-BED 4  
-LIVING  
-DINING  
-KITCHEN  
(NO VENTS TO OUTSIDE WALLS OR EAVES)



**GENERAL NOTES**  
-DO NOT SCALE FROM THIS DRAWING - FIGURED DIMENSIONS ARE TO TAKE PREFERENCE OVER SCALED WORK  
-ANY DISCREPANCIES WHICH THE CONTRACTOR MAY FIND IN THIS DRAWING MUST BE BROUGHT TO THE ATTENTION OF MATTHEW CARLEY DESIGNS PRIOR TO COMMENCEMENT OF WORK.

Certificate of Design Compliance  
IQ 15 166

**STRUCTURAL CERTIFICATION**  
-THE STRUCTURAL DESIGN ASSESSED USING A COMBINATION OF OR RELIANCE UPON ONE OR MORE OF THE FOLLOWING AUSTRALIAN STANDARD CODES:  
AS/NZS 1170.1:2002 (GENERAL PRINCIPLES)  
AS/NZS 1170.2:2002 (PERMANENT, IMPROVED)  
AS/NZS 1170.2:2011 (WIND ACTIONS)  
AS 1604 2006 (TIMBER FRAMING CODE)  
AS/NZS 1170.4:2007 (EARTHQUAKE ACTIONS)  
AS 2870-1996 (SLABS & FOOTINGS)  
AS 4100 STEEL STRUCTURES CODE  
AS 3600 CONCRETE STRUCTURES CODE  
AS 3700 MASONRY STRUCTURES CODE

SIGNATURE *J.R. Bradley*  
**J.R. BRADLEY**  
CIVIL AND STRUCTURAL CONSULTING ENGINEER  
3 HONEYTREE PLACE  
FALCON - WA - 6210  
TELEPHONE: 08 9534 4443  
FAX: 08 9534 5433  
MOBILE: 0401 548 028  
EMAIL: mstradley@bigpond.com

<b>A</b>	07-09-15	Issued for construction
No.	Date	Revisions
CLIENT:	G.J. SAVAGE AND A. L. SHORT	
ADDRESS:	LOT 217 SHARPERTON MEANDER DUDLEY PARK WA - 6210	
TITLE:	GROUND FLOOR PLAN	
SCALE:	1:100	DATE: 03-09-2015

**Cougar Homes**  
P.O. Box 945N North Cairns 4870  
tel: 07 45427777  
fax: 07 45427799  
License No. 51553

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PROJ. No: PCH-141 DWG. No: 03 OF 13  
**DRAWN BY: Matthew Carley Designs**  
tel 0438126492

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