



Merriwa, 7 Castle Peak Vista

OPPORTUNITY KNOCKS -Renovate and Watch Your Investment Soar!"

Large 4x2 on MASSIVE 864m2 Block

Step into this spacious 4-bedroom, 2-bathroom home on an enormous 864m² block, bursting with potential and just waiting for your personal touch.

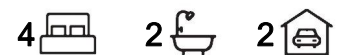
? Features to Love:

Warm Timber Floors & Generous Rooms: A family-sized home with space to grow

Massive Open-Plan Living: The heart of the home features a huge kitchen, dining, family, and games area, perfect for entertaining or relaxing.

Outdoor Entertainer's Dream: A limestone-paved alfresco, lined pergola with downlights, and a sprawling backyard with low-maintenance artificial turf-plenty of room to add a pool?

Separate Theatre Room: Ideal for movie nights or as a peaceful retreat.



For Sale
UNDER OFFER

View
ljhooker.com.au/JATHRD

Contact
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LJ Hooker Joondalup
(08) 9300 2100

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.

Private Master Suite: Complete with walk-in robe and ensuite.

Double Garage & Secluded Driveway: Add gates for your own private gated sanctuary.

? Value-Adding Potential:

While the home shines with charm, a little TLC can take it to the next level:

? Prime Location

Nestled in a private, secluded spot yet just moments from schools, shops, beaches and parks. You'll enjoy the convenience of city living with the peace of a retreat.

Don't Miss Out! Opportunities like this are rare. With a little effort, you can unlock incredible value.

SEE YOU AT THE HOME OPEN OR:

Call today to book your viewing and secure this one-of-a-kind property before someone else does!

FEATURES:

- Large family home with timber floors & spacious rooms
- Large backyard with artificial turf and versatile outdoor areas for summer entertainment
- Huge open plan Kitchen Dining Family & Games area
- Lined Patio/Pergola with downlights with paved alfresco for year-round entertaining
- 4 bedrooms, 2 bathrooms, 2 toilets
- Master bedroom with walk-in robe and ensuite bathroom
- Separate Theatre room
- Large Double garage & your own private driveway which can be gated
- Recently Updated Ducted Evaporative Air Conditioning
- 6 KW Solar
- Recently updated downlights & external lights
- New Oven
- New Roller door motor
- Ducted evaporative air-conditioner

More About this Property

Property ID	JATHRD
Property Type	House
House Size	210 m ²
Land Area	864 m ²
Including	Ensuite Toilets (2)

Jeremy Bent 0415 217 592
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ROOF CARPENTER NOTE

1. ROOF PITCH @ 12/12
2. ALL EAVES 400 WIDE UNLESS OTHERWISE NOTED
3. STEEL ROOF FRAMING CONSTRUCTED IN ACCORDANCE TO AS 1022 - SEE ELEVATIONS

ROOF PLUMBER NOTE

1. PROVIDE SLOTTED GUTTERS
2. FINAL POSITION OF RIMPS TO BE DETERMINED BY ROOF PLUMBER ON SITE

FIXING CARPENTER NOTE

1. 4x4x600 STUDS TO PARRY TO LINDEN UNLESS OTHERWISE NOTED
2. 4x600 SHELF AND RAIL TO ALL NOSES & POSE RECESSES UNLESS OTHERWISE NOTED

ELECTRICIAN NOTE

1. SMOKE DETECTOR TO B.C.A. 3.1.2 AS INDICATED ON PLAN

BRICKLAYER

1. EXTERNAL HALF BOND REGISTRATION LIMESTONE
2. 2ND FACE TO INSIDE OF GARAGE

NOTE

1. R2.5 THERMOSEAL INSULATION TO HOUSE AND GARAGE

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.

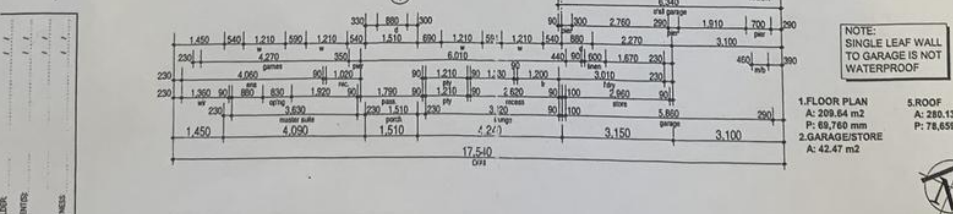
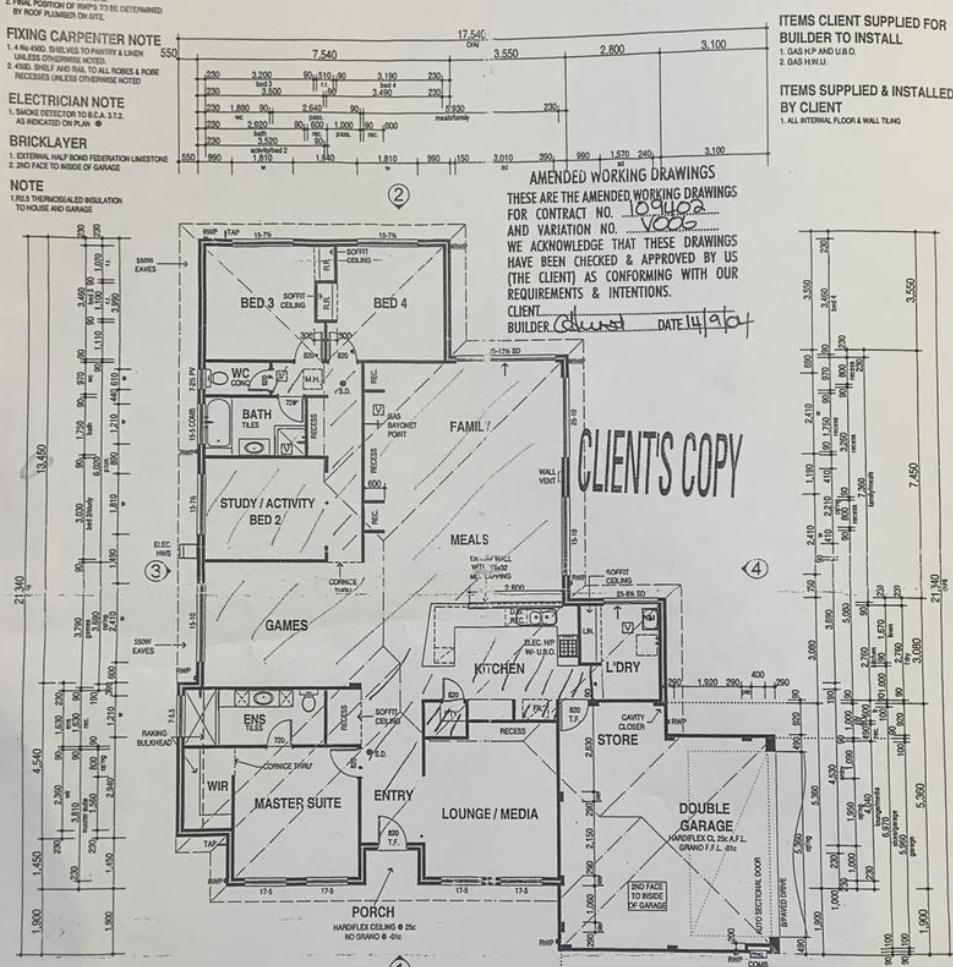
ITEMS CLIENT SUPPLIED FOR BUILDER TO INSTALL

1. GAS HP AND U.B.D
2. GAS HWU

ITEMS SUPPLIED & INSTALLED BY CLIENT

1. ALL INTERNAL FLOOR & WALL TILING

AMENDED WORKING DRAWINGS
THESE ARE THE AMENDED WORKING DRAWINGS FOR CONTRACT NO. 109402 AND VARIATION NO. 109402. WE ACKNOWLEDGE THAT THESE DRAWINGS HAVE BEEN CHECKED & APPROVED BY US (THE CLIENT) AS CONFORMING WITH OUR REQUIREMENTS & INTENTIONS.
CLIENT: *Clust* DATE: *14/10/10*



ANGENT NOMINEES PTY LTD (A.C.N. 008 865 585)
TRUSTEE FOR THE SUMMIT HOMES GROUP UNIT TRUST.

SUMMIT HOMES

142 LEACH HIGHWAY, MYAREE, W.A. 6154
TELEPHONE: (08) 93 7 6150 FAX: (08) 9317 2392

PROPOSED RESIDENCE FOR:
S. REDDING & J. SHEEDY
ADDRESS:
**2094 CASTLE PEAK VISTA
MERRIWA**

Mohare Redboot

VARIATIONS: V001 209404 AR PE 200704 AR V002 109404 AR	LAST OPENED: Mon 13 Sep 2004 TIME: 03:51:03 PM	DATE: 25-03-2004 DRN: G.ALLEN CHD: SCALF: 1:100
THE COROWA VALUE		© COPYRIGHT
SHEET NUMBER: 2 OF 7		JOB NO: 109402



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