

6 Twiss Circuit, Ravenswood

"Exceptional Space. Superior Quality. Unmatched Lifestyle."

6 Twiss Circuit, Ravenswood

Positioned opposite parklands in a peaceful, family-friendly pocket of Ravenswood, this impressive quality Redink-built home delivers exceptional space, style and lifestyle appeal. Offering approximately 239m² of internal living (314m² under the main roof) on a 680sqm block, this residence has been thoughtfully designed for families who appreciate superior finishes and generous proportions.




? Designed for Living —Built for Quality

From the moment you enter, the craftsmanship and attention to detail are evident. This is a home that stands apart - combining functional design with refined finishes.

Features Include:

Quality Redink Homes construction

Four spacious bedrooms

4  2  2 

FOR SALE

Offers Over \$879,000

AGENTS

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AGENCY

LJ Hooker Mandurah

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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**

Luxurious master suite with double walk-in robes

Ensuite featuring double shower, double vanity and separate WC

Dedicated home theatre room

Separate study/home office

Expansive open-plan kitchen, dining and living area

Designer kitchen with stone benchtops, island bench and walk-in pantry

Alfresco entertaining under the main roof

Below-ground swimming pool

Separate store room

Double garage with internal access

Parkland outlook to the front

The stunning kitchen forms the centerpiece of the home, showcasing stone benchtops and quality finishes, seamlessly connecting to the main living space and outdoor entertaining area - ideal for hosting family and friends.

The master suite offers a private retreat, complete with a beautifully appointed ensuite rarely found in homes of this calibre.

? Seamless Indoor—Outdoor Entertaining

Step outside to your own private oasis. The below-ground pool and alfresco area create the perfect environment for relaxed weekends and summer entertaining, while the park views to the front enhance the sense of space and tranquility.

? The Ravenswood Lifestyle

Enjoy the best of riverside living with:

Close access to the Murray River for boating, fishing and kayaking

The iconic Ravenswood Hotel just moments away

Nearby parks and walking trails

Easy access to schools and local amenities

Quick connection to the Forrest Highway for commuting

Ravenswood continues to attract families seeking larger homes, open space and a strong sense of community - all within easy reach of Mandurah and Perth.

? A Home That Must Be Seen

This exceptional Redink built residence offers scale, quality and lifestyle in one complete package. A viewing is essential to fully appreciate everything this stunning home has to offer.

Contact:

Ian Watson —0428 887 599

Karen Watson —0419 905 203

LJ Hooker Property Experience South
Servicing the Mandurah and Peel Regions.

DISCLAIMER: This description has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate; however, buyers must make their own independent inquiries and must rely on their own personal judgment about the information included in this advertisement. Ian Watson and LJ Hooker Property Experience provide this information without any express or implied warranty as to its accuracy or currency.

MORE DETAILS

Property ID 4SUTFF2
Property Type House
Land Area 680 m2

Ian Watson 0428 887 599

Sales Executive | iwatson.mandurah@ljhooker.com.au

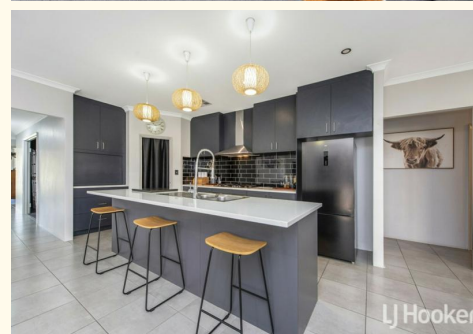
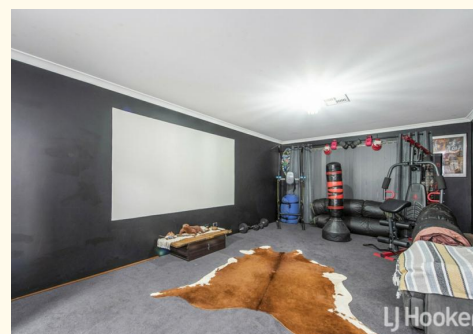
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THE CITY 300

redink
 REGISTERED ARCHITECTS
 100/100 STATIONERS ROAD
 SUITE 100/100
 WILLOWBROOK NSW 2157
 PH: (02) 9339 1411
 WWW.REINK.COM.AU

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.

OWNER: _____ DATE: _____
 ARCHITECT: _____ DATE: _____
 CONTRACTOR: _____ DATE: _____

CLIENT: **FARRELL**
 SITE ADDRESS: **LOT 99 (66) THISS CIRCUIT RAVENSWOOD WA 6108**
 DATE: 30/09/2014 SHEET N°: 04 OF 11
 SCALE: 1:1,100
 REVISION N°: 5

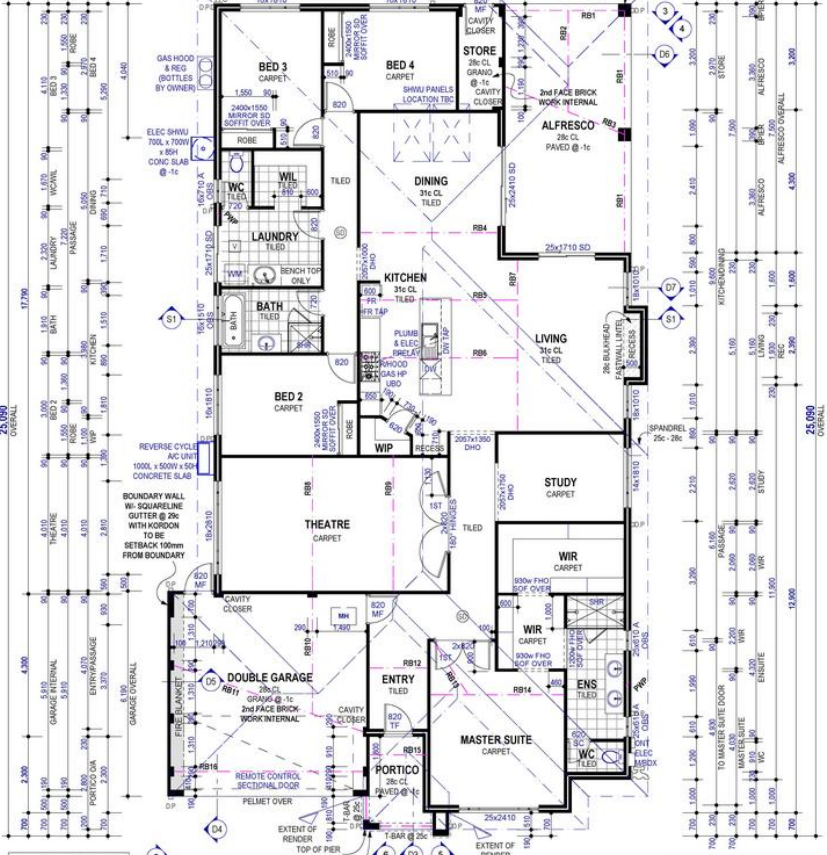
THE CITY 300
 FLOOR PLAN

NOTES:
 EXTERNAL WALLS CONSISTS OF 230mm WIDE CAVITY BRICK CONST. UNLESS NOTED OTHERWISE. 90mm EXTERNAL LEAF & 90mm INTERNAL LEAF.
 ALL INTERNAL WALLS ARE FLASHER UNLESS NOTED OTHERWISE.
 DOWNPIPES & FLOOR WASTES POSITIONED AT PLUMBERS DISCRETION. FINAL POSITION MAY VARY TO PLAN.
 CEILING INSULATION TO HOUSE & GARAGE TO BCA REQUIREMENTS AS PER APPENDIX A.
 2% CEILINGS UNLESS OTHERWISE NOTED.

FLASHING NOTE:
 ALL CAVITY CLOSERS AND STRUCTURAL COLUMNS TO BE FLASHING WITH ALCORE.

PLUMBER NOTES:
 PLUMBER TO INSTALL FLOOR WASTES WHERE REQUIRED IN ACCORDANCE WITH THE HEALTH ACT.

6-STAR COMPLIANCE:
 * R4.0 BULK INSULATION TO CEILING
 * NO CAVITY INSULATION REQUIRED
 * SELF SEALING EXHAUST FANS



ENGINEERS NOTE:
 REFER TO ENGINEERS PLAN FOR NOTATIONAL BEAM LAYOUTS & STRUCTURAL COLUMNS.

SITE CLASSIFICATION: S
 FOOTING DETAIL: C1
 WIND CATEGORY: M1
 COASTAL CONDITIONS: NO

BRICK LAYER NOTES:
 RENDER TO PORTICO; EXTENT OF RENDER TO PORTICO ONLY.

FIXING CARPENTER NOTE:
 WIP NOTE:
 4x 450w SHELVES
 WIP NOTE:
 3x 450w SHELVES
 ROBBES & WIRS:
 LAMINATE SHEET & RAIL @ 1750

AREAS	Name	Area	Peri...
	ALFRESCO	28.462	22.580
	D. GARAGE	36.888	24.560
	HOUSE	239.253	74.960
	PORTICO	5.191	11.180
	STORE	4.480	9.200
	TOTAL	314.274	m²

BRICKLAYER NOTE:
 EXTERNAL BRICKS TO BE 290 X 162 X 90 (1st external course to be 2 course bricks laid in THIRD BOND)

