



**11B Currong Way Nollamara WA**

3  2  2 

Brand new DUPLEX with large three bedroom, B.I.Rs, two bathrooms, situated in perfect location next to park and will exceed your expectations. The home is conveniently located next to Des Penman Reserve/Park and walking distance to Nollamara Shopping Centre, Sports Recreation Club and other amenities all nearby.

**Building Size** : 16 sqm  
**Land Size** : 272 sqm  
**View** : <https://www.networkexchange.com.au/sale/wa/northern-suburbs/nollamara/residential/semi-detached/5723402>

This superb large home enjoys, separate lounge/study, open plan living and dining which leads to private alfresco area. A stunning new kitchen with stainless steel appliances, ducted air-conditioning throughout and auto double lock up garage. In a fantastic location close to transport, shops, schools and parks where you can enjoy fun with your family and friends.

Sparkling new living, where you must simply appreciate the value for money, location and accommodation; you can

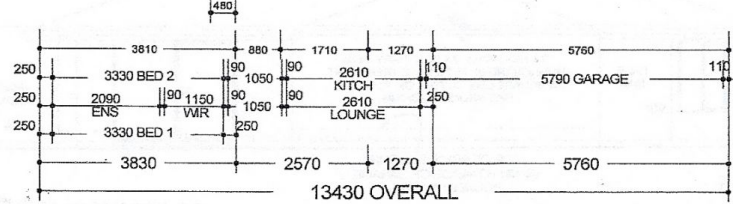
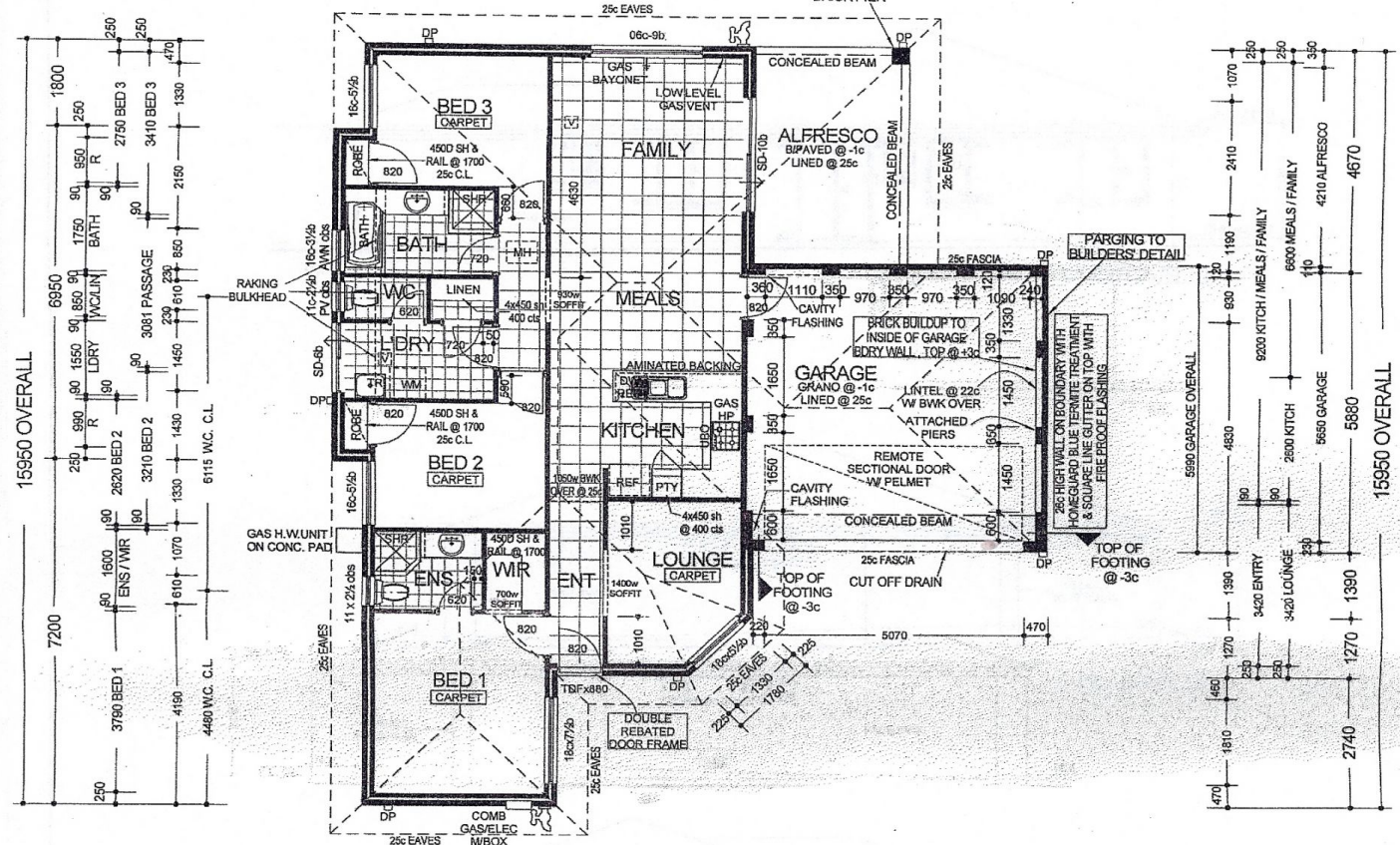


**Mimma Notaro**  
**08 9388 3335**

**NOTES**

- SUB-CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE
- DOWNPIPES AT ROOF PLUMBERS DISCRETION TO ASS500 REQUIREMENTS
- REFER TO DETAIL SHEET FOR CONSTRUCTION DETAILS
- CEILING VENTILATION IN ACCORDANCE WITH RELEVANT HEALTH & GAS PLUMBING CODES.
- JOINTS TO BENCHTOPS AT CABINET MAKERS/ MANUFACTURERS DISCRETION
- R3.0 INSULATION BATTS TO HOUSE & GARAGE
- FLICKMIXER TAP TO KITCHEN SINK

**TILED ROOF @ 20°49'**



**EVAPORATIVE AIR CONDITIONING SYSTEM. OUTLET & UNIT POSITIONS AS PER MANUFACTURERS RECOMMENDATIONS**

**ROOF CARPENTERS NOTE: ROOF TIMBERS TO AVOID FLUME ABOVE HOTPLATE**

**NOTE: PROVIDE VERTICAL BLINDS TO ENTIRE RESIDENCE. WET AREAS NOT INCLUDED**

**NOTE: PROVIDE 2 COATS OF WASHABLE ACRYLIC PAINT WITH 1 SEALER COAT TO INTERNAL WALLS**

**FINAL PLANS BUILDERS COPY**

**UNIT 2**

**Gemmill PROJECTS**  
 66 Hasler Road,  
 Osborne Park WA 6017  
 PO Box 1339,  
 Osborne Park Business Centre  
 WA 6916  
 P: 9263 4444  
 F: 9263 4466  
 E: admin@gemmillhomes.com.au

AREAS	
HOUSE	114.35m <sup>2</sup>
GARAGE	35.34m <sup>2</sup>
ALFRESCO	13.68m <sup>2</sup>
<b>TOTAL</b>	<b>163.375m<sup>2</sup></b>
PERIMETER	47.98m
ROOF AREA	186.03m <sup>2</sup>

VO	DATE	DWN
PLANNING	28/7/10	DDB
WRK DWGS	15/8/10	M.J.A.
PRESTART	2/11/10	JS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT:  
 DATE: 22/11/10  
 OWNER: [Signature]  
 OWNER: [Signature]  
 BUILDER: [Signature]

**CLIENT:**  
 SITE ADDRESS:  
**LOT 1478 (#11)  
 CURRONG WAY  
 NOLLAMARA  
 CITY OF STIRLING**  
 NOTE: DIMENSIONS ON PLAN ARE TO BRICK SIZES WHEN CALCULATING MEASUREMENTS FOR ROOMS & FURNITURE ALLOW 10mm TO EACH WALL FOR PLASTER MARGIN

MODEL NAME: <b>MONTEGO</b>
TYPE: <b>STANDARD</b> No: <b>G1</b>
DWG <b>FLOOR PLAN</b>
SCALE <b>1:100</b>
JOB <b>P564</b>
SHT No: <b>1 OF 7</b>
REV <b>C</b>
CHK <b>3/11/10</b>