



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.

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

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

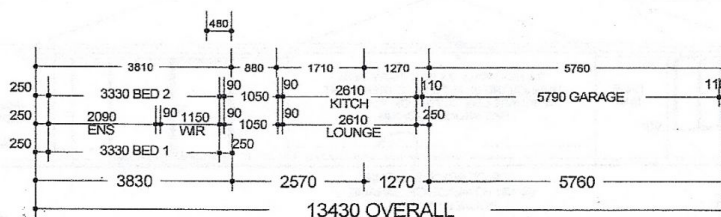
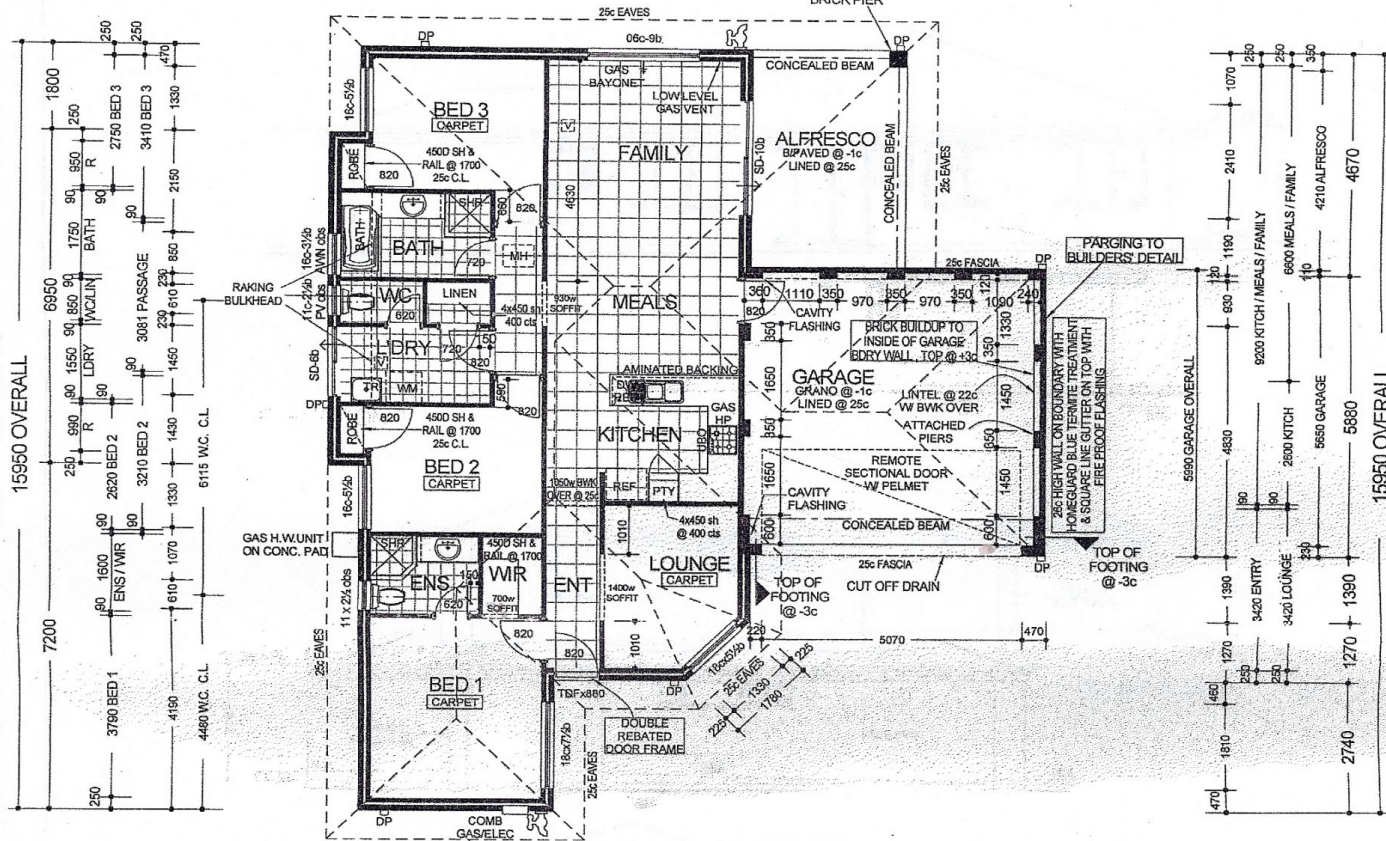
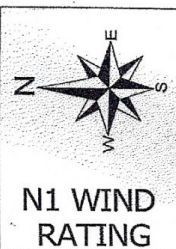


Mimma Notaro
08 9388 3335

NOTES

- SUB-CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE
- DOWNSPIES 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 BENCH TOPS AT CABINET MAKERS/ MANUFACTURERS DISCRETION
- R3.0 INSULATION BATT TO HOUSE & GARAGE
- FLICKMIXER TAP TO KITCHEN SINK

TILED ROOF
@ 20°49'



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

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

ROOF CARPENTERS NOTE:
ROOF TIMBERS TO AVOID
FLUME ABOVE HOTPLATE

FINAL PLANS BUILDERS COPY

UNIT 2

Gemmill PROJECTS

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Osborne Park WA 6017

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AREAS	
HOUSE	114.35m ²
GARAGE	35.34m ²
ALFRESCO	13.68m ²
TOTAL	163.37m²
PERIMETER	47.98m
ROOF AREA	186.03m ²

VO	DATE	DWN
PLANNING	28/7/10	DOB
WRK DWGS	16/8/10	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: **MONTEGO**

TYPE: **STANDARD** No: **G1**

DWG **FLOOR PLAN**

SCALE
1:100

JOB **P564**

SHT No: **1 OF 7** REV **C** CHK **3/11/10**