






**407 Wentworth Parade Success WA**

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This substantial 292sqm family home offers an exceptional lifestyle with generous proportions and quality inclusions.

As you step through the double door entry into this beautiful home you are flanked by your private door entrance leading into your extra-wide garage followed by a fully enclosed theatre room, this room is just perfect to watch your favourite flick in or to enjoy some 'me' time and just chill.

As you progress, you are greeted by an imposing open plan living area that combines the dining and family living areas that integrates the stunning kitchen, alfresco and pool spaces.

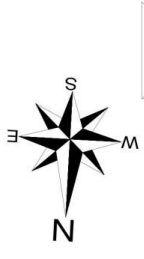
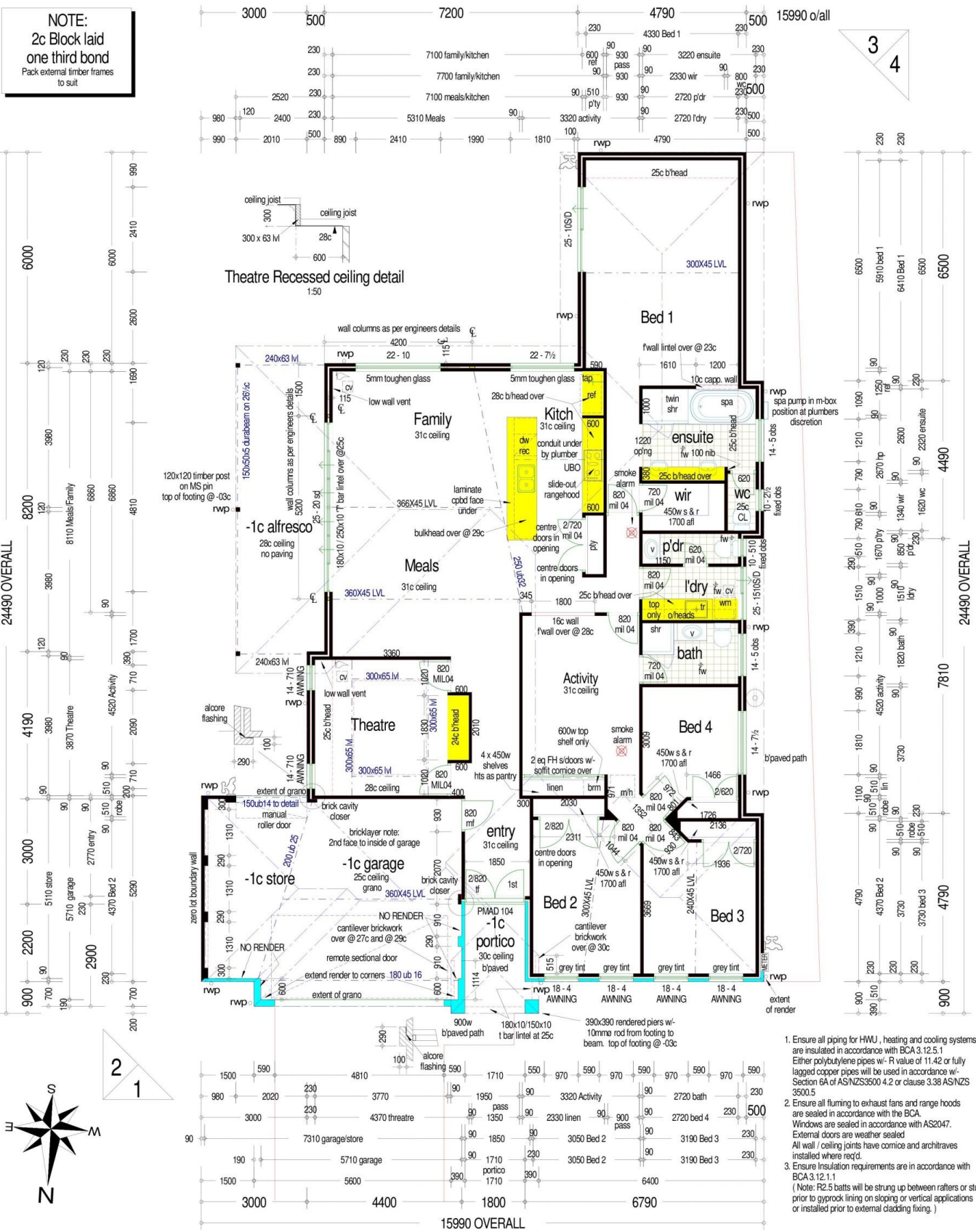
The gourmet kitchen is a culinary delight with banks of cupboards, slick appliances, stone bench tops, soft-closing

**Price** : \$ 615,000  
**Building Size** : 292 sqm  
**Land Size** : 534 sqm  
**View** : <https://www.thriverealestate.com.au/sale/wa/southern-suburbs/success/residential/house/5638258>



**Derick Pitt**  
08 9414 9440

**NOTE:**  
2c Block laid  
one third bond  
Pack external timber frames  
to suit



- Ensure all piping for HWU, heating and cooling systems are installed in accordance with BCA 3.12.5.1  
Either polybutylene pipes w/ R value of 11.42 or fully lagged copper pipes will be used in accordance w/ Section 6A of AS/NZS3500 4.2 or clause 3.38 AS/NZS 3500.5
- Ensure all flurring to exhaust fans and range hoods are sealed in accordance with the BCA  
Windows are sealed in accordance with AS2047.  
External doors are weather sealed  
All wall / ceiling joints have cornice and architraves installed where req'd.
- Ensure Insulation requirements are in accordance with BCA 3.12.1.1  
(Note: R2.5 batts will be strung up between rafters or studs prior to gyprock lining on sloping or vertical applications or installed prior to external cladding fixing.)

<p><b>CLIENT:</b> Rebello ADDRESS: LOT 646 Wentworth Parade Success</p>	<p><b>Drawn:</b> Date: Peter M 24/04/2008 Peter M 21/07/2008 Prestart Peter M 01/08/2008 10# 641.45 Stanton 19/08/2008 10# 64538 S001 27.8.08 PDF</p>	<p>House 222 139m<sup>2</sup> (74.160m) Garage inc store 43.141m<sup>2</sup> Portico 5.652m<sup>2</sup> Alfresco 20.906m<sup>2</sup> Pool 307.078m<sup>2</sup></p>	<p><b>Date:</b> _____</p> <p><b>Witness:</b> _____</p> <p><b>Signature 2:</b> _____</p>	<p><b>Clients 1:</b> _____</p>	<p><b>Notes:</b> Backlayer Note: Hoop iron to be at 1200cbs &amp; setback 1372mm below plate with full wall straps either side of openings &gt;2400 wide Concrete Note: 30mm S&amp;down to tiled area Refer to Engineer's detail for slab &amp; footing Requirements. Refer to Engineer's detail for wall column locations. Smoke alarm to comply with A.S. 3796 - 1993 Impervious floor covering by owner to unfinished wet areas Ventura Homes reserves the right to specify an engineer designed roof truss in lieu of conventional timber roof construction</p>	<p>Don't scale from this drawing, check all dimensions on site prior to setting out and commencing of any work</p>		<p><b>Mirage</b></p>