






7 Silkie Link Southern River WA

5  2  2 

Set in the Riverbank Estate and overlooking a manicured park complete with bbq facilities and big lawned areas for the kids to play sits this 2012 built, BluePrint home.

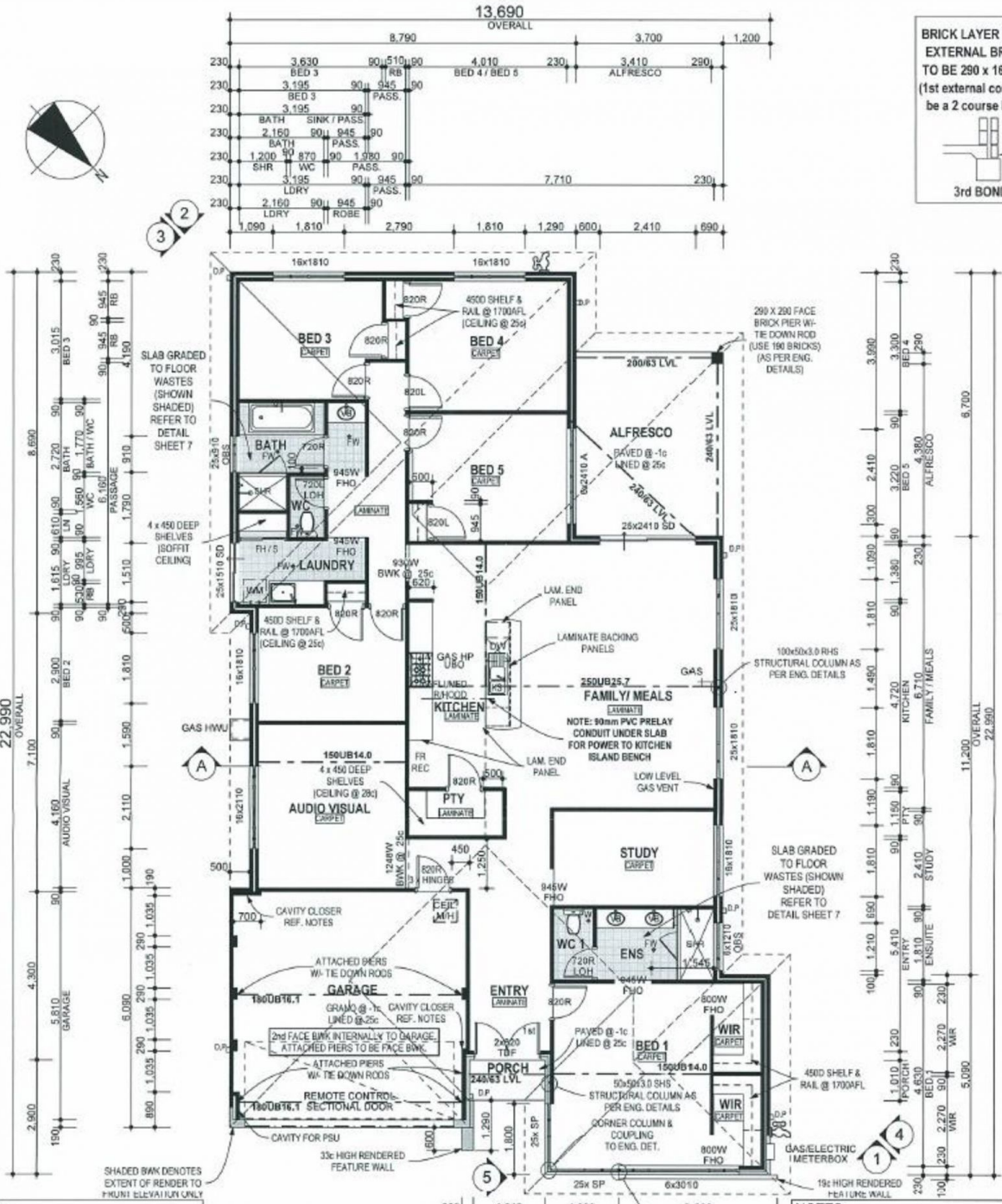
Offering 5 genuine bedrooms, 2 deluxe bathrooms, a separate study or 6th bedroom, it also has plenty of living areas including a dedicated home cinema room, huge open plan dining and family area which overlooks the spacious chef's kitchen with quality 900mm cooking appliances and a dishwasher recess, large walk-in pantry, and plenty of bench space.

An outdoor alfresco patio is the ideal spot to sit and relax while you watch the kids play their big lawned backyard, and as a bonus it's fully reticulated off the mains water. There is also a double lock-up garage with a shopper's entrance door for added convenience and safety.

Price : \$ 540,000
Building Size : 215.91 sqm
Land Size : 593 sqm
View : <https://www.thriverealestate.com.au/sale/wa/southern-suburbs/southern-river/residential/house/5642668>



Derick Pitt
08 9414 9440



BRICK LAYER NOTE:
 EXTERNAL BRICKS
 TO BE 290 x 162 x 90
 (1st external course to
 be a 2 course brick)

3rd BOND

AREA:

Room Name	Measured Area	Perimeter
ALFRESCO	17.28	17.70
GARAGE	35.20	24.48
PORCH	1.93	6.48
PROPOSED RESIDENCE	215.91	73.68
ROOF	302.71	78.85

NOTES:

- EXTERNAL WALLS CONSIST OF 230 WIDE CAVITY BRICK CONST., UNLESS NOTED OTHERWISE. 90mm EXTERNAL LEAF & 90mm INTERNAL LEAF
- ALL INTERNAL WALLS ARE PLASTERED UNLESS NOTED OTHERWISE. R 3.0 CEILING BATT INSULATION TO HOUSE AND GARAGE AREA ONLY.
- CAVITY BREACHES - BRICKLAYER TO BUILD IN CONCEALED, FULL HEIGHT FLASHING BETWEEN CAVITY CLOSER & INTERNAL LEAF. PROVIDE COLD WATER PLUMBING ONLY TO D/W REG
- WINDOW TREATMENTS AND FLOOR COVERINGS AS PER ADDENDA
- EVAPORATIVE AIR CONDITIONING TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
- PAINTING AS PER ADDENDA
- PROVIDE EUROPEAN BOKER TREATMENT

GROUND FLOOR
 1:100

CUSTOMERS COPY

11 DELAWNEY STREET, BALCATTA W.A. 6021
 PHONE : (08) 6241 4888 FACSIMILE : (08) 6241 4800
 www.blueprinthomeswa.com.au

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THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT

HOUSE NAME: **THE ONYX**

DRAWING NAME: **GROUND FLOOR**

SHEET No. **3 OF 7** REVISION No. **008** No. **B 11126b**

VARIATIONS

Rev No.	Variation	Date Dwn.	By
B	JSV11126B02	05-11-11	NR

CLIENT NAME: **KIMMINS PTY LTD**

SITE ADDRESS: **LOT 234 SILKIE LINK SOUTHERN RIVER**

SHIRE: **GOSNELLS**

Drawn By: **NW** Date Drawn: **SEP 11** Salesperson: **PW**

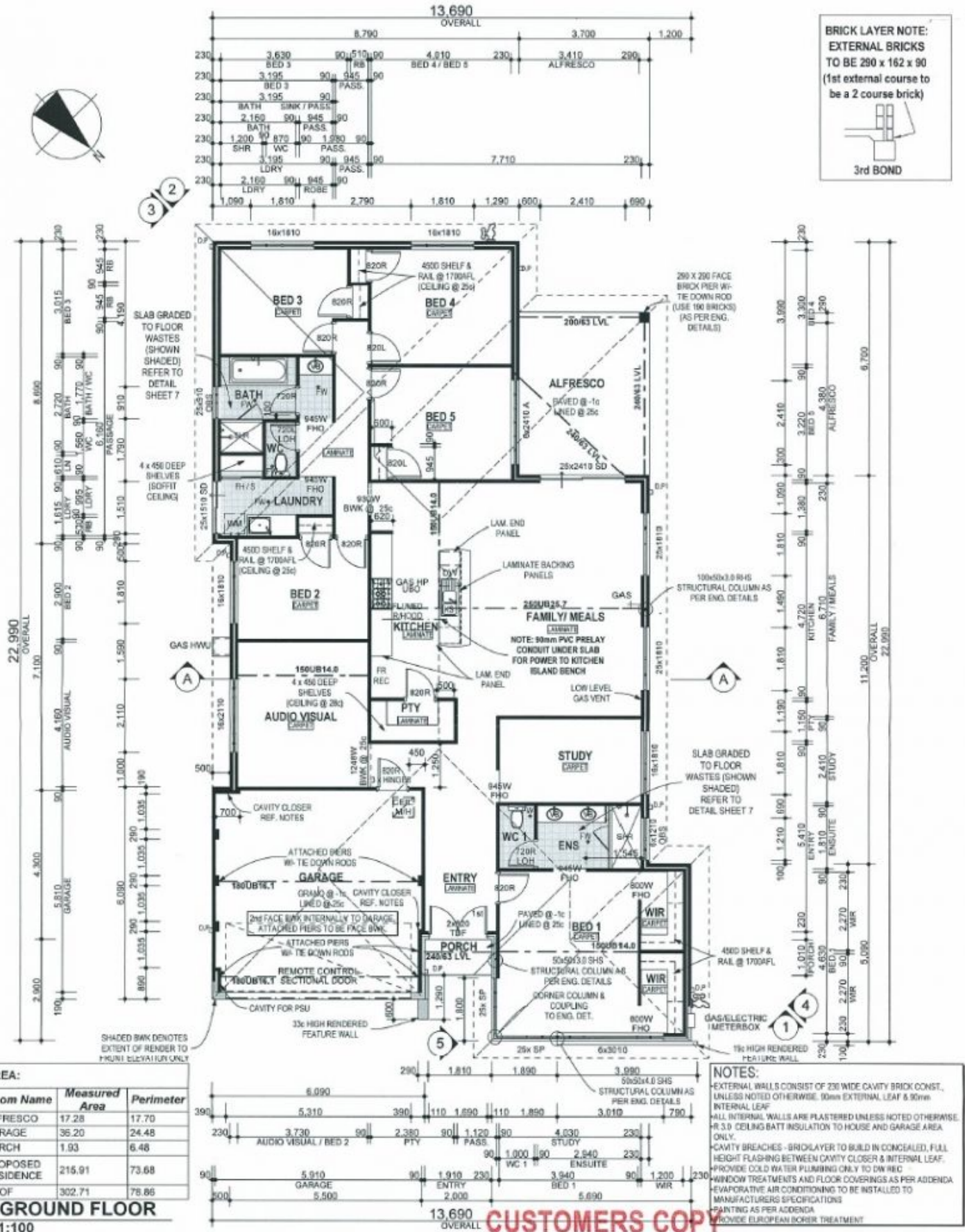
CONSTRUCTION PLANS

FINAL



BRICK LAYER NOTE:
 EXTERNAL BRICKS
 TO BE 200 x 162 x 90
 (1st external course to
 be a 2 course brick)

3rd BOND



AREA:

Room Name	Measured Area	Perimeter
ALFRESCO	17.28	17.70
GARAGE	36.20	24.48
PORCH	1.93	6.48
PROPOSED RESIDENCE	215.91	73.68
ROOF	302.71	78.86

GROUND FLOOR
 1:100

NOTES:

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blue print homes

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HOUSE NAME: **THE ONYX**

DRAWING NAME: **GROUND FLOOR**

SHEET No. **3 OF 7**

REVISION No. **008 No.**

OWNER: _____ WITNESS: _____

OWNER: _____ WITNESS: _____

BUILDER: _____ WITNESS: _____

CLIENT NAME
KIMMINS PTY LTD

SITE ADDRESS
LOT 234 SILKIE LINK SOUTHERN RIVER

SHIRE
GOSNELLS

Drawn By: MW **Date Drawn:** SEP 11 **Salesperson:** PW

VARIATIONS

Rev No.	Variation	Date Dwn.	By
B	JS/11268R02	00-11-11	NR

CONSTRUCTION PLANS

FINAL

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