






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.

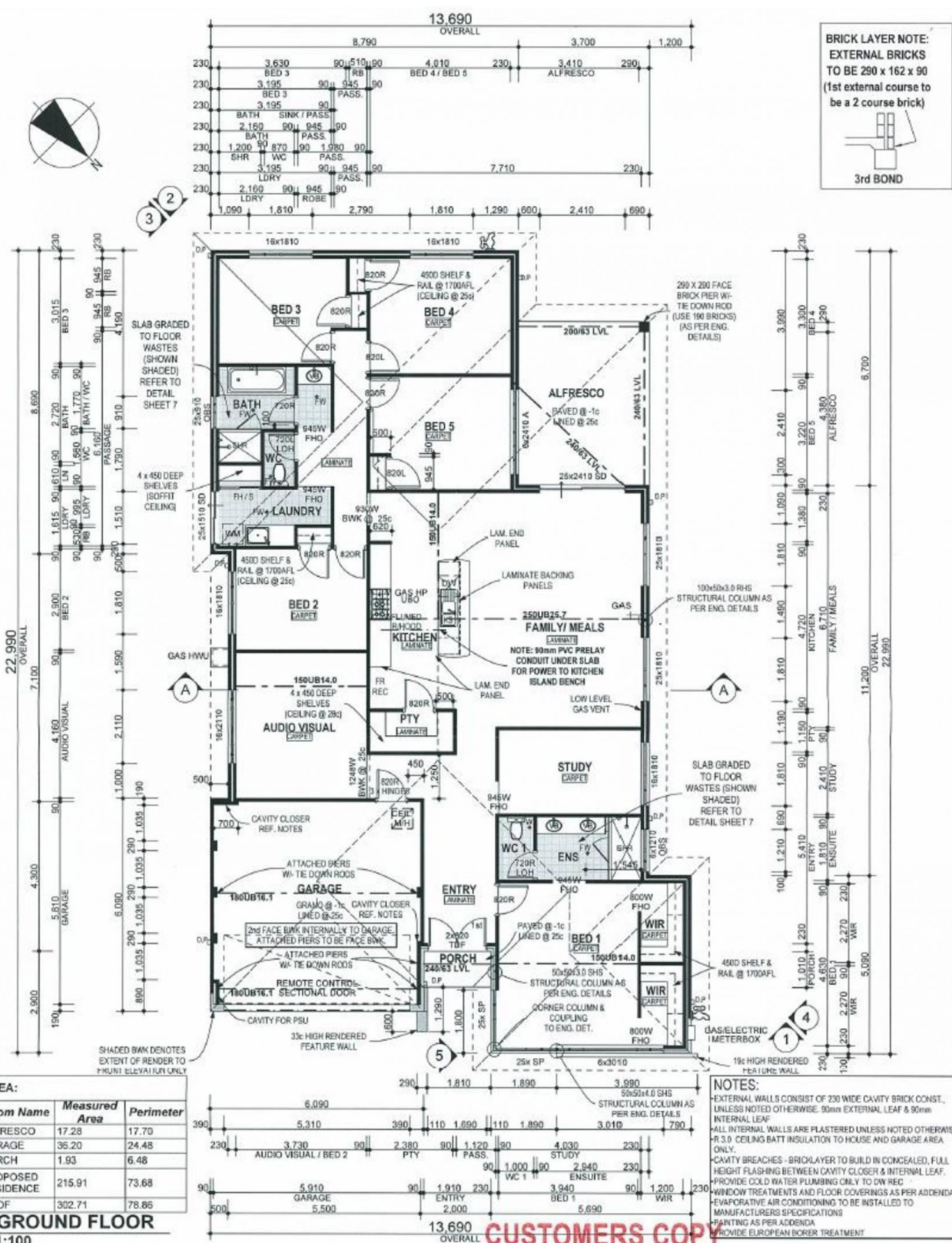
Offering 5 genuine bedrooms, 2 deluxe bathrooms, a separate study or 6th bedroom, it also has plenty of living areas including a dedicated home cinema room, huge open plan dining and family area which overlooks the spacious chef's kitchen with quality 900mm cooking appliances and a dishwasher recess, 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	78.66

GROUND FLOOR
1:100

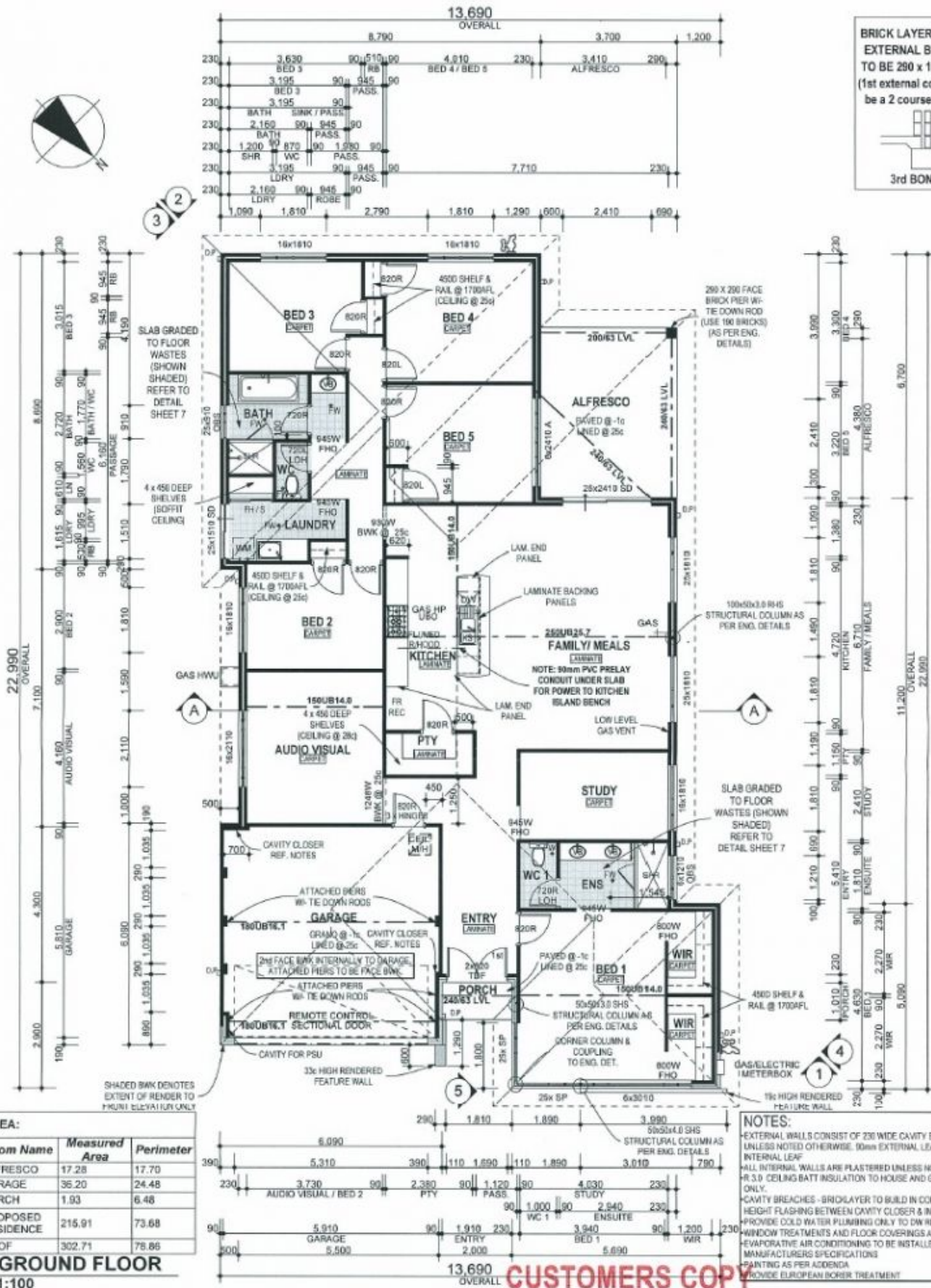
NOTES:
EXTERNAL WALLS CONSIST OF 230 WIDE CAVITY BRICK CONST., UNLESS NOTED OTHERWISE. 90mm EXTERNAL LEAF & 90mm INTERNAL LEAF.
ALL INTERNAL WALLS ARE PLASTERED UNLESS NOTED OTHERWISE.
R 3.0 CEILING BATT INSULATION TO HOUSE AND GARAGE AREA ONLY.
CAVITY BREACHES - BRICKLAYER TO BUILD IN CONCEALED, FULL HEIGHT FLASHING BETWEEN CAVITY CLOSER & INTERNAL LEAF.
PROVIDE COLD WATER PLUMBING ONLY TO DN 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

 11 DELAWNEY STREET, BALCATTA W.A. 6021 PHONE : (08) 6241 4888 FACSIMILE : (08) 6241 4800 www.blueprinthomeswa.com.au BluePrint Homes WA Pty Ltd reserves the right to vary dimensions and materials on those on display. Please check plans, specifications and addenda carefully. All dimensions to take preference over scaling. COPYRIGHT This plan shall remain the sole property of the builder and must not be given, lent, resold or otherwise disposed of or copied without the permission in writing of the builder.	THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT DATED: / /		HOUSE NAME THE ONYX	DRAWING NAME GROUND FLOOR	SHEET No. 3 OF 7	REVISION No. JOB No. B 11126b
	OWNER: _____ WITNESS: _____ OWNER: _____ WITNESS: _____ BUILDER: _____ WITNESS: _____		VARIATIONS Rev No. Variation Date Dm. By B JSV11126B/02 05-15-11 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					



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	BUILDER		WITNESS		CONSTRUCTION PLANS FINAL		SHIRE		GOSNELLS		
						Drawn By		Date Drawn		Salesperson	
						NW		SEP 11		PW	