



16 Kulin Pass Canning Vale WA

4  2  2 

Derick Pitt and the ThriveTeam are proud to present 16 Kulin Pass, Canning Vale.

This freshly decorated and superbly presented four bedroom and two bathroom property with double lock-up garage is conveniently positioned close to a host of family lifestyle options including the Sikh Temple, the prestigious and sought-after Caladenia Primary School, manicured parklands, public transport links, along with a multitude of eateries and the main shopping precinct.

Features of this home include:

- Four Bedrooms all with either walk-in or built-in robes
- Two Modern Bathrooms
- Cosy formal lounge or reading library
- Open plan kitchen with handy shopper's entry
- Meals and family dining area overlooking outdoor

Price : \$ 445,000
Land Size : 308 sqm
View : <https://www.thriverealestate.com.au/sale/wa/southern-suburbs/canning-vale/residential/house/5700546>



Derick Pitt
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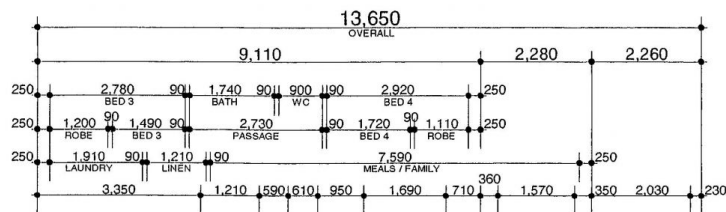
DO NOT SCALE FROM DRAWINGS
DIMENSIONS MUST BE
FOLLOWED AND CHECKED ON
SITE PRIOR TO THE
COMMENCEMENT OF WORKS

DOWN PIPES ARE TO BE LOCATED
AT PLUMBERS DISCRETION TO
SUIT ROOFWATER VOLUME AND
ROOF MEMBERS

FLOOR WASTES/CEILING VENTS
SHOWN DIAGRAMMATICALLY ONLY

ROOF BEAMS ARE SHOWN
DIAGRAMMATICALLY ONLY

CL @ 28c THROUGHOUT
UNLESS NOTED OTHERWISE

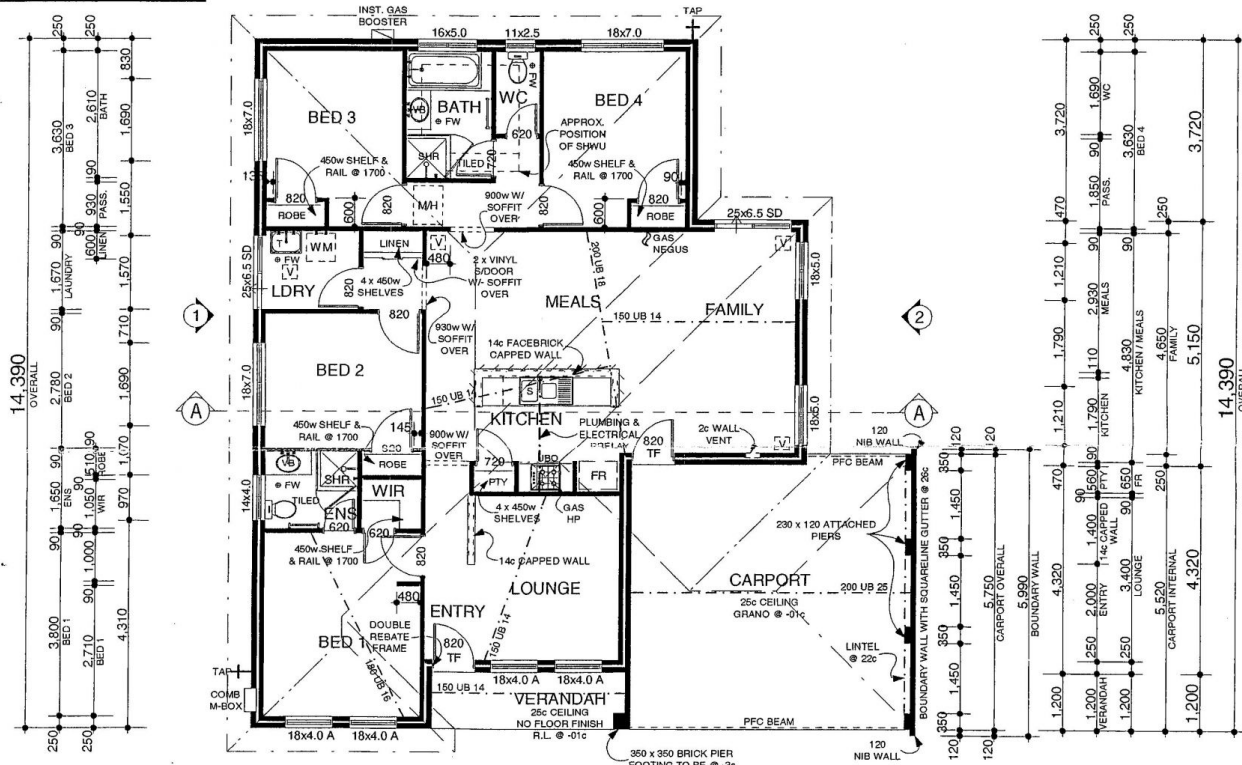


AREA STATS: Floor Plan

House 130.65 sqm
(Perim 51.56m)
Carport 33.08 sqm
Verandah 4.68 sqm

This Floor: 168.42 sqm

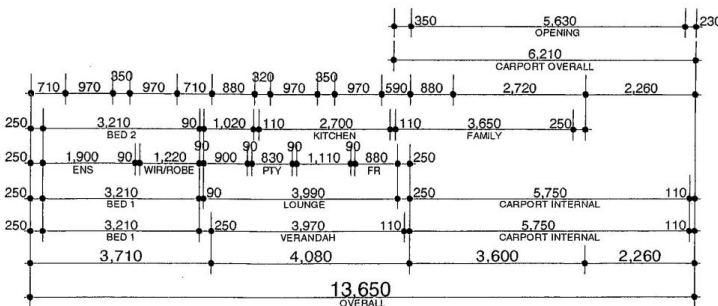
Date Updated: 18/01/06 (1437)



FLOOR PLAN

SCALE 1:100

THE HOME OWNER IS SOLELY
RESPONSIBLE FOR THE DESIGN
AND CONSTRUCTION OF ALL
FUTURE WORKS AND ANY EFFECT
IT SHALL HAVE ON THE EXISTING
STRUCTURE.



FINAL PLANS

AMENDED PLANS



CLIENT:
MOODY

ADDRESS:
**LOT 100
KULIN PASS
CANNING VALE**

DRAFTING LOG	DATE
CONTRACT	JM 18/08/05
V.O. # 1, 2, 3, 4, 5, 6, 7	JM 18/08/05
V.O. - 8	VI 01/08/05
V.O. - 9, 10, 11	VI 18/01/06

CLIENT: *Blackwood*
DATE: *22/01/06*
CLIENT: *Blackwood*
DATE: *22/01/06*
BUILDER: *Blackwood*
DATE: *23/1/06*

BLACKWOOD ALFRESCO		
COASTAL CAT	WIND RATING	ENG. DETAIL
N/A	N1	D10
SHEET No:	STREETSMART MAP REF.	
1 OF 6	434 D8	
JOB No:	MODEL No:	
W33500	9374	