



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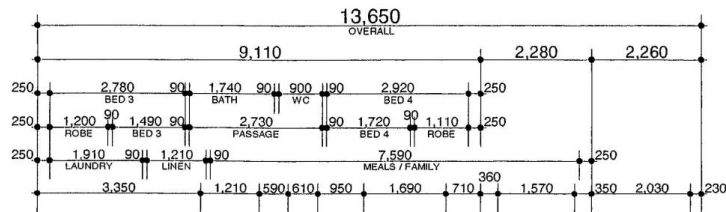
DO NOT SCALE FROM DRAWINGS  
DIMENSIONS MUST BE  
FOLLOWED AND CHECKED ON  
SITE PRIOR TO THE  
COMMENCEMENT OF WORKS

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

FLOOR WASTES/CEILING VENTS  
SHOWN DIAGRAMMATICALLY ONLY

ROOF BEAMS ARE SHOWN  
DIAGRAMMATICALLY ONLY

CL @ 28c THROUGHOUT  
UNLESS NOTED OTHERWISE

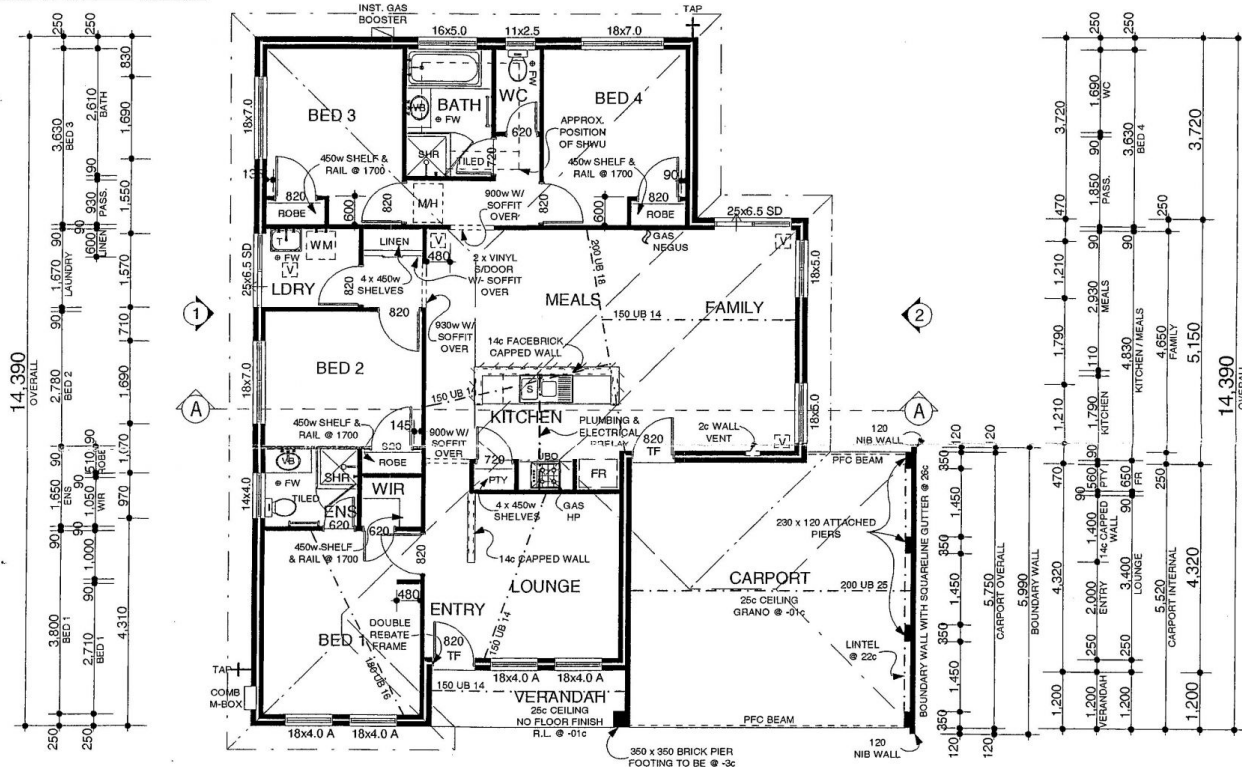


#### AREA STATS: Floor Plan

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

This Floor: 168.42 sqm

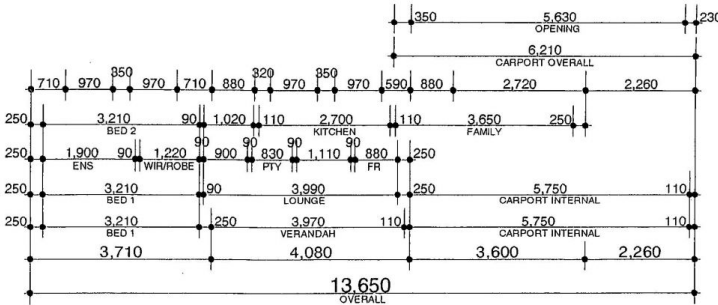
Date Updated: 18/01/06 (1437)



#### 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	<i>Blackwood</i>
DATE	<i>22/01/06</i>
CLIENT	<i>Blackwood</i>
DATE	<i>22/01/06</i>
BUILDER	<i>Blackwood</i>
DATE	<i>23/1/06</i>

#### BLACKWOOD ALFRESCO

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