

55 Crystaluna Drive Golden Bay, WA



### Under offer

This property has the 'WOW' factor from the moment you walk through the door. Sumptuous timber flooring, ducted reverse cycle air conditioning, fabulous kitchen, extensive living areas plus home office. The outside wont disappoint either with a fantastic wrap around gable patio finished, family size swimming pool and side access for storing the weekend toys.

The property has a spacious floor plan and multiple living areas, creating the ideal home for a large family.

The open plan living areas consist of family, meals and games rooms and is the perfect for plan for the largest of families. There is also a separate theatre room and a separate home office.

Those that love to cook will fall in love with the open plan kitchen which is perfectly designed to accommodate large dinner parties or simply family meals. Every aspect of the kitchen has been carefully thought out with copious bench area, cupboard space, large fridge

**Gabrielle Abbott**

0430 303 882

**Melissa Foggin**

0477 060 168

**CLIENT NOTE**

ALL DIMENSIONS STATED ON THIS DRAWING RELATE TO BRICKWORK SETOUT ONLY. NO ALLOWANCE IS MADE FOR ADDITIONS OF PLASTER OR WALL FINISH WHERE THESE APPLY. CARE SHOULD BE TAKEN TO INCLUDE SUCH ALLOWANCE IN CALCULATION OF CLEARANCE REQUIRED FOR FUTURE FITTINGS

**SUPERVISOR NOTE**

- N1 & N2 WIND: SC1 = 100x50x3.0 RHS
- 8 PL BASEPLATE AND 2x M10 ANCHORS
- 2x10 BOLTS TO RAFTER OR TRIM TO RAFTER IF REQUIRED
- INSTALL ALCORE TO COLUMN

**BRICKLAYER NOTE**

1. ROOF TO BE ANCHORED DOWN WITH 50mm x 8mm HOOP IRON STRAPS 10c MIN AT 1200CTS
  2. INSTALL GAS VENT SLEEVE AS NOTED
  3. 2 ROWS OF 6mm Ø GALV. RODS IN BRICKWORK MARKED X.X
  4. FULL LENGTH 10mm Ø HOLD DOWN ROD TO ALL ATTACHED PIERS
  5. FULL LENGTH HOOP IRON STRAPS TO OPENINGS 2.4m WIDE AND GREATER
- CONCRETE NOTE**
1. SETDOWN NOT REQUIRED TO WET AREAS, 10mm DEEP 85mm WIDE SCREED REQUIRED AROUND SHOWER AND FLOOR WASTES ONLY

**FIXING CARPENTER NOTE**

1. 450mm WIDE SHELF & RAIL 1850mm HIGH TO BUILT IN ROBES
2. 450mm WIDE SHELF & RAIL 1000mm HIGH TO W.I.R.s
3. 4 x 450mm WIDE SHELVES TO W.I.LINEN ON PLAN
4. TOWEL RAIL HEIGHT TO BE AS NOTED
5. TOILET ROLL HOLDERS TO BE FIXED 800mm ABOVE FLOOR UNLESS OTHERWISE NOTED
6. 4 x 450mm WIDE SHELVES TO PANTRY BOTTOM SHELF AT 500mm AFL

**GENERAL NOTE**

1. STEELWORK SHOWN ARE ESTIMATES, REFER TO SCHEDULER FOR CORRECT LOCATIONS AND REQUIREMENTS
2. NUMBER AND PLACING OF RWP'S IS APPROX AND GOVERNED BY ROOF STRUCTURE AND AT PLUMBERS DISCRETION

**CEILING FIXER NOTE**

1. CEILING TO BUILT IN ROBES AND PANTRY TO BE 210mm HIGH UNLESS OTHERWISE NOTED

**ROOF CARPENTER**

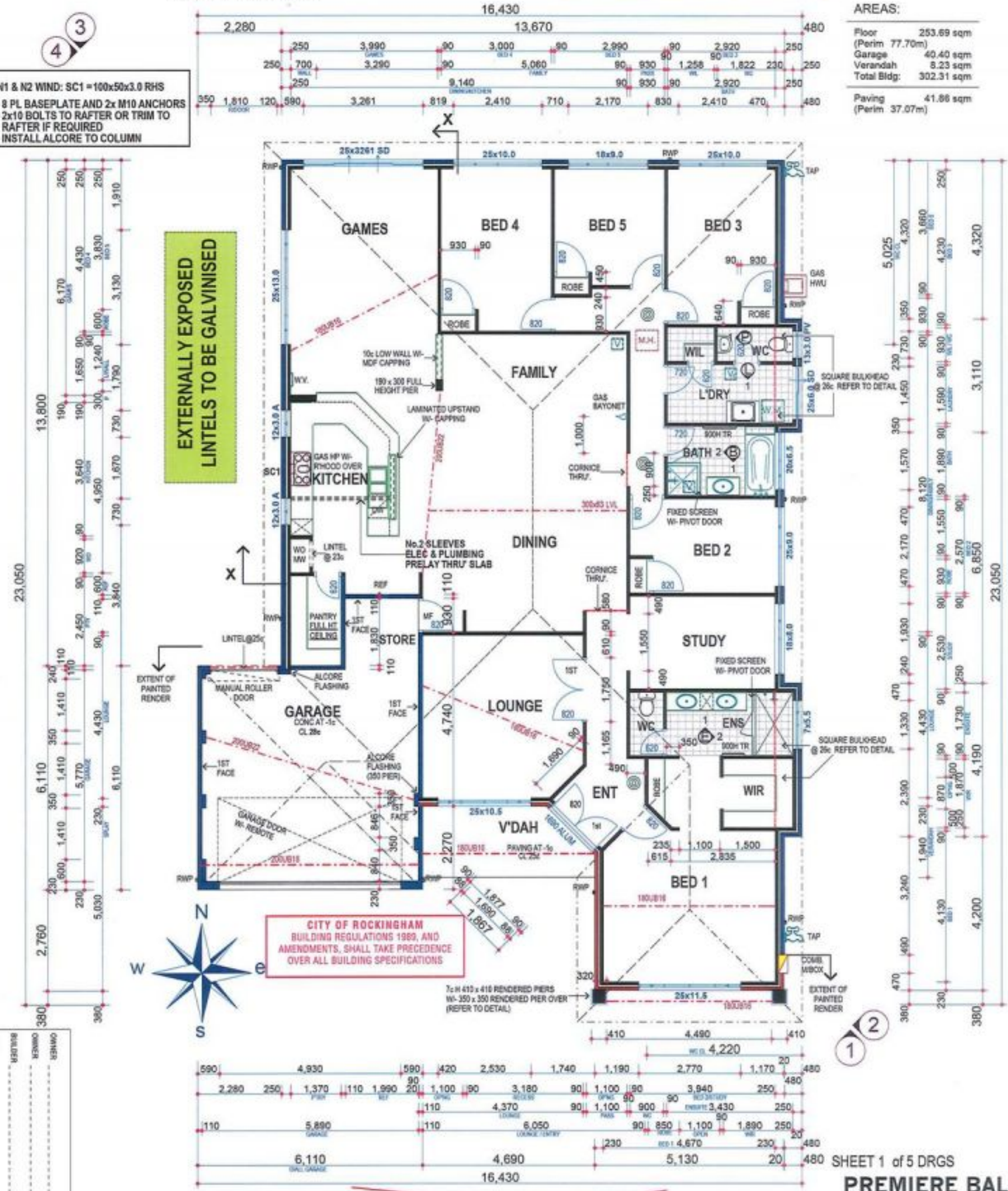
1. CUT REQUIRED FOR STANDARD MANHOLE SIZE: 500mm x 500mm
2. EAVES 480mm WIDE LINED AND BOXED UNLESS OTHERWISE NOTED

THIS PLAN IS TO BE READ IN CONJUNCTION WITH CELEBRATION HOMES STANDARD ADDENDA

**REFER TO ENGINEERS N1 WIND LOADING DETAILS**

**AREAS:**

Floor	253.69 sqm
(Perim 77.70m)	
Garage	40.40 sqm
Verandah	6.23 sqm
Total Bldg:	302.31 sqm
Paving	41.88 sqm
(Perim 37.07m)	



SHEET 1 of 5 DRGS  
**PREMIERE BALI GAMES LH STD**



CLIENT: MR & MRS HAINES  
ADDRESS: LOT 149 CRYSTALUNA DRIVE SINGLETON

AMENDMENTS:  
CONTRACT DRAWINGS 11/06/08 ACM

DRN: ACM  
DATE: 11/06/08  
SCALE: 1:100  
8985 HAINES.pln  
© COPYRIGHT LAST SAVED 6/05/2008  
JOB NO: 8985

