

3 Smallman Place Ashfield, WA



4



2



2

Four Bedroom Two Bathroom House on 482 sqms

This well presented home in a very quiet cul-de-sac, is well located for the City, Airport, Guildford Grammar School and Ashfield Primary School. Situated within walking distance to the Swan river it is an ideal place to call 'Home'.

Light and bright with three spacious living areas. Master bedroom with en-suite and walk-in-robe, two bedrooms with walk in robe plus fourth bedroom. Ducted evaporative air conditioning, security alarm and security fly screen doors. Instant gas hot water system and cook top, electric oven.

Council Rates: \$2,057.20/year (approx)

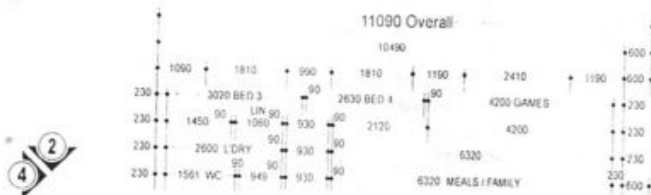
Water Rates: \$1,248.19/year (approx)

Bill McKenzie

0412800661

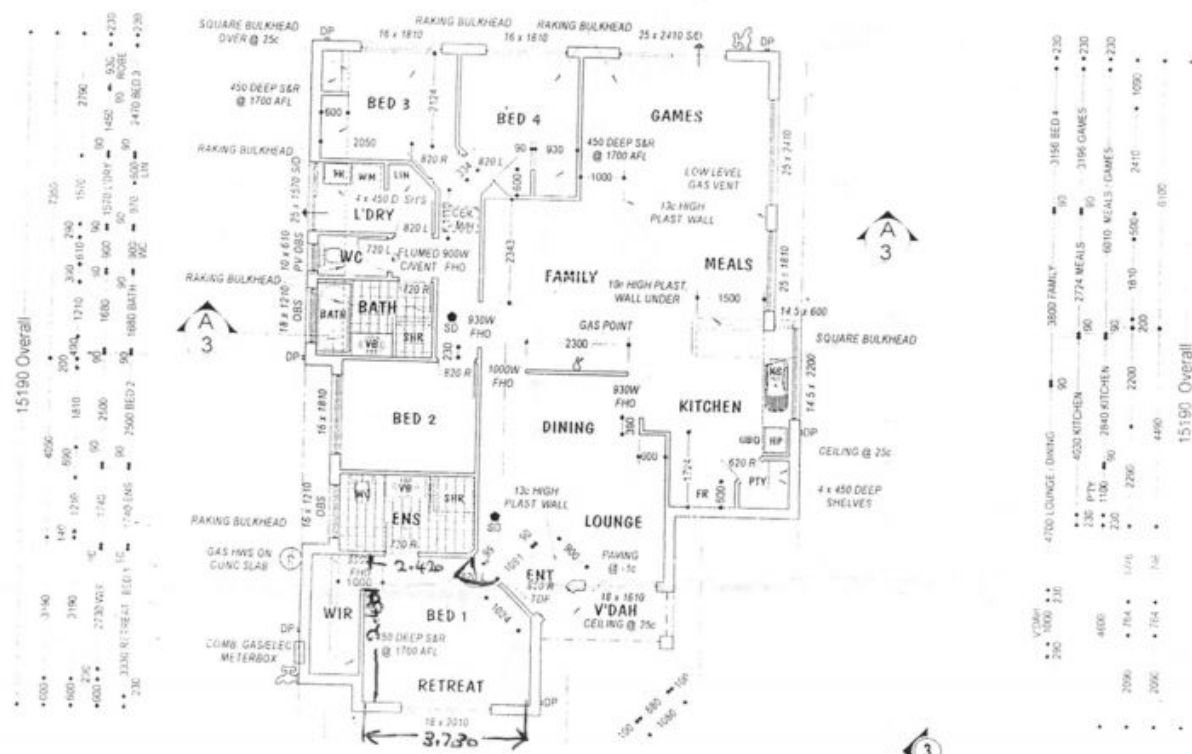
3020
-230 = 3.85m
-600 = 1.45m

31.3 m²
3.37 m²

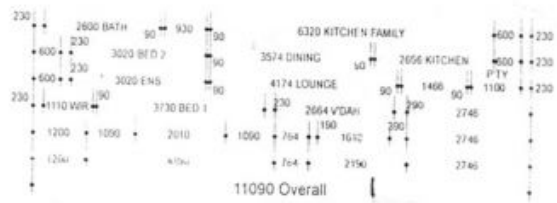


BRICK LAYER NOTE:
EXTERNAL BRICKS
TO BE 290 x 162 x 90
(1st external course to
be a 2course brick)

2.250 + 230 + 600 = 3.150
- 1.150 = 2.000



NOTE:
REFER SHEET 3
FOR FREESTANDING
CARPORT DETAILS



NOTES:
EXTERNAL WALLS CONSIST OF 230mm WIDE
CAVITY BRICK CONST. UNLESS NOTED OTHERWISE
85mm EXTERNAL LEAF & 90mm INTERNAL LEAF

ALL INTERNAL WALLS ARE PLASTERED
UNLESS NOTED OTHERWISE

RECTANGULAR DOWNPIPES!
DOWNPIPE POSITION AT PLUMBERS DISCRETION
FINAL POSITION MAY VARY TO PLAN

ALL INTERNAL DOORS TO BE PROVINCIAL (9 OFF)

3 SMALLMAN PLACE
ASHFIELD
SINGLE STOREY

Area in House 140.88 m²