



11 Blacksmith Street Queens Park, WA



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## "More Space, More Style, and More Opulence.?Because Why Not?"

Elegance, Easy living and Charm in a property is quite rare. That is not the case any longer; Nik Daniel presents to you 11 Blacksmith Street, Queens Park.

Adding to the versatility of this home, a generously-sized theatre room is perfectly positioned and can easily be transformed into an activity area, home office, or even a fifth guest bedroom. The additional bedrooms are equally well-appointed, each fitted with built-in robes for easy living functionality.

Outdoors, the alfresco area offers an ideal setting for entertaining, whether hosting weekend family barbecues or creating a cosy outdoor lounge experience.

Features include:

- Stylish and spacious four bedroom layout si

**Price:**

**\$UNDER OFFER BY NIK DANIEL!!!**

**Council Rates:** \$2,189.00/year (approx)

**Water Rates:** \$1,415.00/year (approx)

## CUSTOM 5000 ALF

### NOTES:

EXTERNAL WALLS CONSISTS OF 230mm WIDE CAVITY BRICK CONST., UNLESS NOTED OTHERWISE. 90mm EXTERNAL LEAF & 10mm INTERNAL LEAF.

ALL INTERNAL WALLS ARE PLASTERED UNLESS NOTED OTHERWISE.

DOWNPipes POSITIONED AT PLUMBERS DISCRETION. FINAL POSITION MAY VARY TO PLAN.

CEILING INSULATION TO HOUSE & GARAGE TO BCA REQUIREMENTS AS PER ADDENDA.

PROVIDE FLUME VENTS AS PER ADDENDA.

TERMITE TREATMENT AS PER ADDENDA INCLUDING GARAGE HARDSTAND.

### BRICK LAYER NOTE:

RENDER PORTAL FRAME EXTENT OF ACRYLIC RENDER TO PORTAL FRAME ONLY.

### FIXING CARPENTER

#### NOTE:

LINEN & PTY NOTE:  
4x 450w SHELVES  
ROBES & WIR:  
LAMINATE SHELF & RAIL @ 1750

