



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

