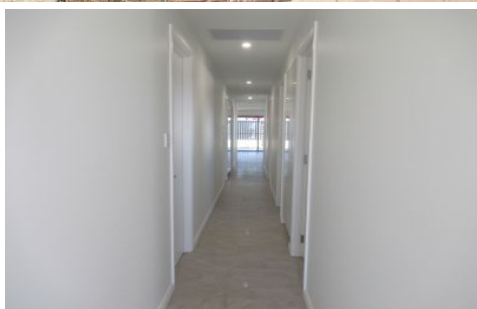
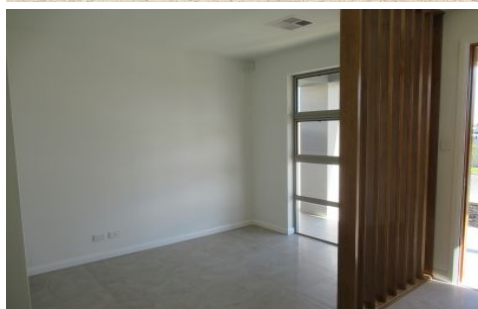





SCHINELLA.



28 Cooke Street Modbury SA

4  2  2 

Stunning brand new property with quality fittings and fixtures throughout, be the first to live in this spacious new home with large undercover alfresco entertaining area.

Type : House

View : <https://www.schinellaproperty.com.au/6302317>

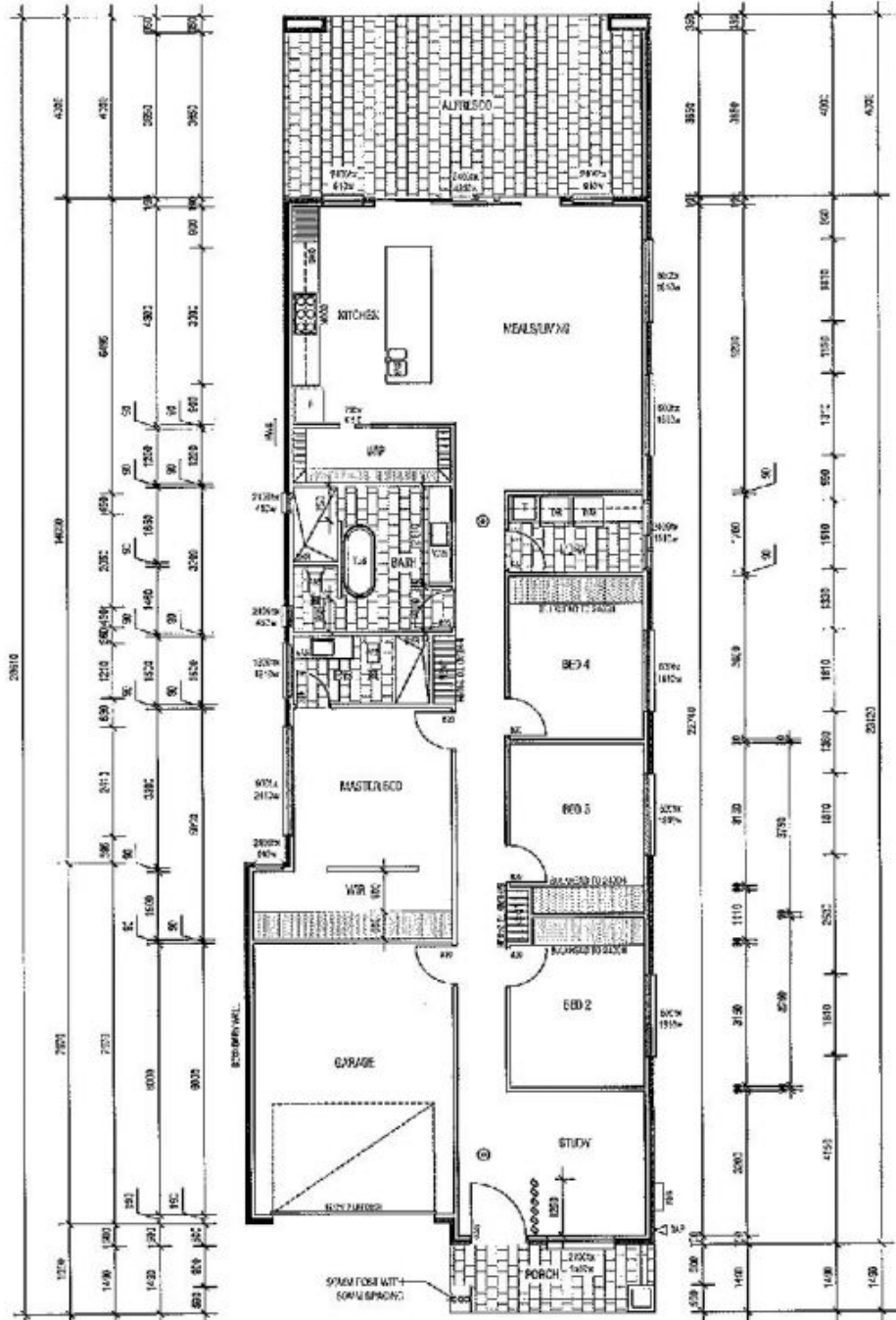
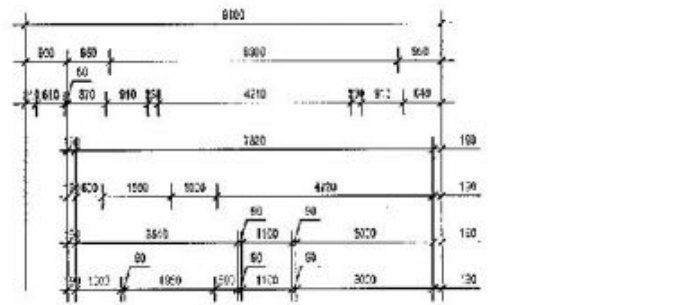
This lovely home featuring stunning open plan Gourmet kitchen / Living area , Kitchen with 90cm Gas Cooktop & Oven, heaps of storage & Walk in Pantry, this area flows through the stacker doors on to lovely entertaining area and low maintenance rear garden.

4 spacious bedrooms all with large modern Built in Robes, Main bedroom with walk in robe & Ensuite . Impressive fully tiled Main bathroom with a lovely deep bath & Vanity.

[For full version visit the website](#)

<https://www.schinellaproperty.com.au>

- LEGEND/NOTES**
- PARTIALLY GRADE DETECTOR WITH SAILRIFT BACK-UP INSTALLED IN ACCORDANCE WITH AS 3755-1993
 - ✕ ROOF MUST BE GRATED TO ALLOW PROPER VENTILATED ROOF SPACE INSTALLED IN ACCORDANCE WITH AS 1582-2
 - ⊠ AIR HOLE
 - GAS POINT
 - NO DOOR FRAME BEYOND THE HINGES AND BEINGS REMOVABLE FROM EITHER DIRECTION



NOTE:
WATER RATES/WATER TAX IS TO BE PLUMBED TO A WATER CLOSET OR WATER HEATER OR ALL LATEST COLD WATER OUTLETS.

HOT WATER SERVICE
PROVIDE FROM SHOWER OR CONTINUOUS FLOW GAS WATER UNIT OR SIMILAR APPROVED.

FLOOR PLAN SCALE 1:100

- GENERAL NOTES**
- PROPOSED BUILDING IS TO BE CONSTRUCTED FROM BRICK/VENEER CONSTRUCTION.
 - ALL TRUSS FRAMING SHALL BE IN ACCORDANCE WITH AS 1582-2000 (RESIDENTIAL TRUSS FRAMING) CONS. RULE 430.
 - ALL UNGRADED / ASBESTOS REMOVAL / EXPOSED ARE TO BE IMMEDIATELY TREATED WITH PRESERVATIVE IN ACCORDANCE WITH AS 1294.
 - VERIFY ALL FINISH LEVELS BEFORE THE COMMENCEMENT OF ANY BUILDING WORK.
 - TERMITE PROTECTION SHALL COMPLY WITH AS 3602-1996. PROVIDE CERTIFICATE IN ACCORDANCE WITH AS 3602-1 2000 STATING METHOD OF APPLICATION AND CERTIFY DATE OF COMPLETION.
 - ROOF CONTRACTOR SHALL PROVIDE ALL NECESSARY FLASHINGS, FLASHINGS AND OTHER ITEMS REQUIRED TO MAKE THE ROOF WEATHERTIGHT AND COMPLETE.
 - BUILDER TO CHECK AND CORRECT ALL SITE AND SET OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - REFER TO END NOTES DOCUMENTATION FOR DETAILS ON ROOFING, STRUCTURE, GROUNDWORK AND STORMWATER DETAILS.
 - ALL REVISIONS TO COMPLY WITH AS 1582-2000.
 - ALL REVISIONS TO BE SUPPLEMENTED IN ACCORDANCE WITH AS 1582-1 2000.
 - ALL SANITARY, PLUMBING, DRAINAGE & ELECTRICAL WORK TO BE CARRIED OUT BY FULLY QUALIFIED AND LICENSED TRADE PERSONS.
 - ALL ELECTRICAL WORK CARRIED OUT TO BE IN ACCORDANCE WITH AS 3000.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, DOCUMENTS, SCHEDULES AND SPECIFICATIONS.
 - ALL STEEL WORK TO COMPLY WITH SCA PART 3.1.2.
 - TRUSS MATERIALS ARE TO BE IN ACCORDANCE WITH AS 2740-2001 AND AS PER MANUFACTURER'S RECOMMENDATION.
 - THE BUILDING BEFORE FINISHING MUST BE SET DOWN AT LEAST 4.0 M ABOVE FINISH FLOOR LEVEL.

ITEM	DESCRIPTION	QTY	UNIT
1	FOUNDATION	1	100M
2	FOUNDATION	1	100M
3	FOUNDATION	1	100M
4	FOUNDATION	1	100M
5	FOUNDATION	1	100M
6	FOUNDATION	1	100M
7	FOUNDATION	1	100M
8	FOUNDATION	1	100M
9	FOUNDATION	1	100M
10	FOUNDATION	1	100M

ThreeSixFive
CONSTRUCTION

36 BALAKRIST
JULIATA SA 5013 MALDEN RD
T 4618 021 5545
ADMIN@3655.COM.AU
WWW.3655.COM.AU

CLIENT:
VANESSA & DAVID

PROJECT:
FRODOFO DEVELOPMENT

ADDRESS:
LOT 2 Goulburn Street
MURBURRY, SA

ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
DIMENSIONS OF MATERIALS TO BE TO THE FACE UNLESS OTHERWISE SPECIFIED.

SCALE	DATE	ISSUED BY	APPROVED BY
1:100 (G.A.)	18/02	3655	3655

FILE NAME: FRODOFO DEVELOPMENT
DRAWING NO: 007-02-18/W/D03
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