



35 Canale Drive BOAMBEE, NSW

4

2

5

### "Boambee Beauty"

The moment you walk through the door you immediately feel at home! This immaculate 4 bedroom home is level yet elevated to catch the beautiful sea breezes & mountain vistas.

**Price:** \$830,000

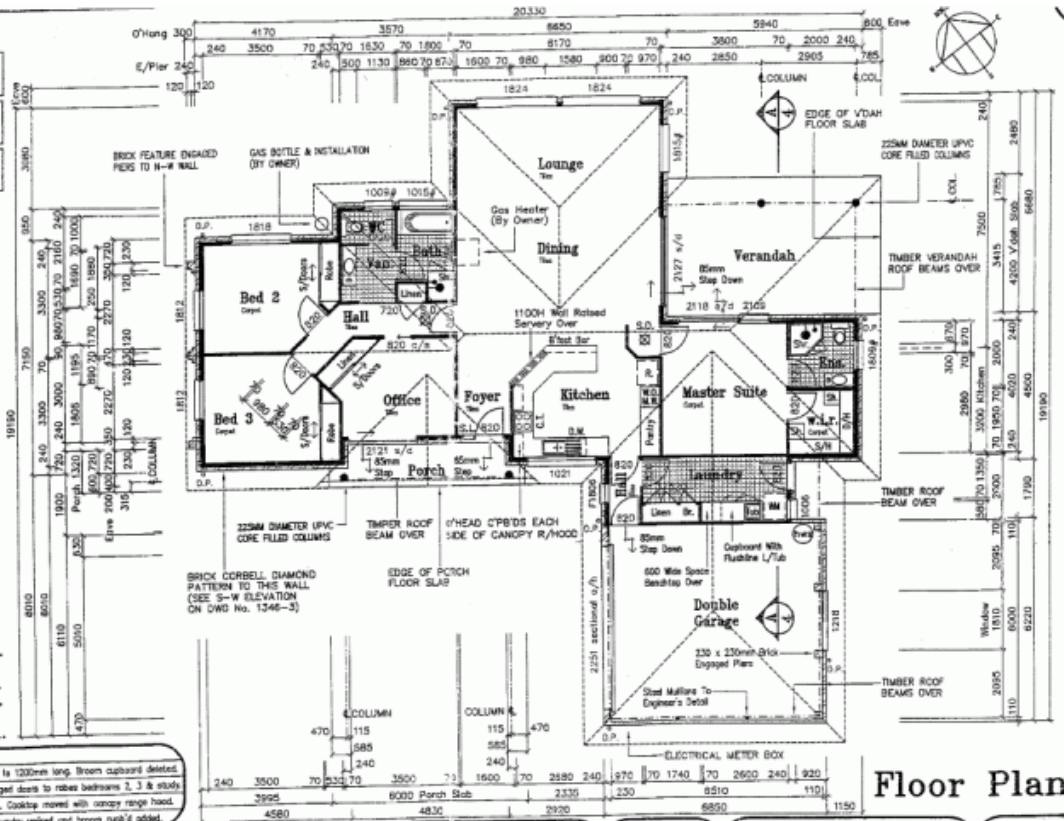
**Stone Real Estate -**

**Head Office**

NOTE: ALL TIMBER FRAMING AND SUPPORT MEMBERS TO A.S. 1884 TIMBER FRAMING CODE

NOTE: INWARD SWINGING DOORS TO V.C. AND ENSUITE TO BE FITTED WITH REMOVABLE HINGES

SHOWER NOTE: PLACE TAPS VERTICALLY WITH NOZZLE & TAPS POSITIONED AS SHOWN



**Floor Areas:**  
 Living: 167.60 sq.m.  
 Verandah: 27.47 sq.m.  
 Garage: 41.95 sq.m.  
 Porch: 7.08 sq.m.  
**Total: 244.10 sq.m.**

No.	Date	Description
A	16/10/03	Bedrooms vanity increased to 1200mm long. Screen cupboard deleted.
		Sliding doors in lieu of hinged doors to robes bedrooms 2, 3 & study.
		Hall oven & M.N. reinstalled. Cooktop moved with canopy range hood.
		N.C. to laundry deleted. Laundry revised and broom cupboard added.

### Floor Plan

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### Blue Ribbon Designs HOME DESIGNERS

WINNERS OF 3 "EXCELLENCE IN HOUSING" AWARDS  
 2/22 Meares Street  
 COFFS HARBOUR, N.S.W. 2450  
 Phone: (02) 6651 8144

Scale: 1:100  
 Date: AUG '03  
 Drawn: G.BULL  
 Checked: B.L.E.

Drawing Details  
 PROPOSED RESIDENCE AT  
 LOT 11 CANALE DRIVE  
 MIDDLE BOAMBEE FOR  
 P. ORR & K. BRAZEL

Drawing No.  
 1346-2 A  
 SHEET 2 OF 5