

50 Farrell Street Whyalla SA

3 2 2

Presenting 50 Farrell Street ... a stylish 3-bedroom 2-bathroom home spread over two floors that will elevate your lifestyle to the next level in style and space... and yes!... an all-embracing view over the Spencer Gulf. "What a lovey spot to start and end your day"!

Type : House

Price : \$ 520,000

View : <https://www.petercalliss.com.au/sale/sa/eyre-peninsula/whyalla/residential/house/7999180>

Some of the homes many attributes include a very spacious and modern tiled kitchen looking over the open plan living area with quality appliances, breakfast bar and corner pantry that all opens up onto the sizable balcony with ample room to set up a decent size outdoor setting and BBQ so you can entertain or just sit and reflect whilst enjoying the stunning view.

Also, upstairs you will find the master bedroom with

[For full version visit the website](#)

NOTES:

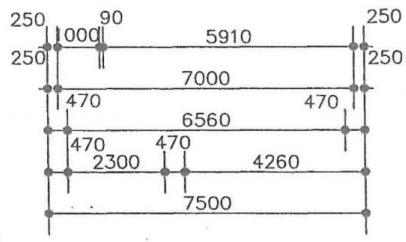
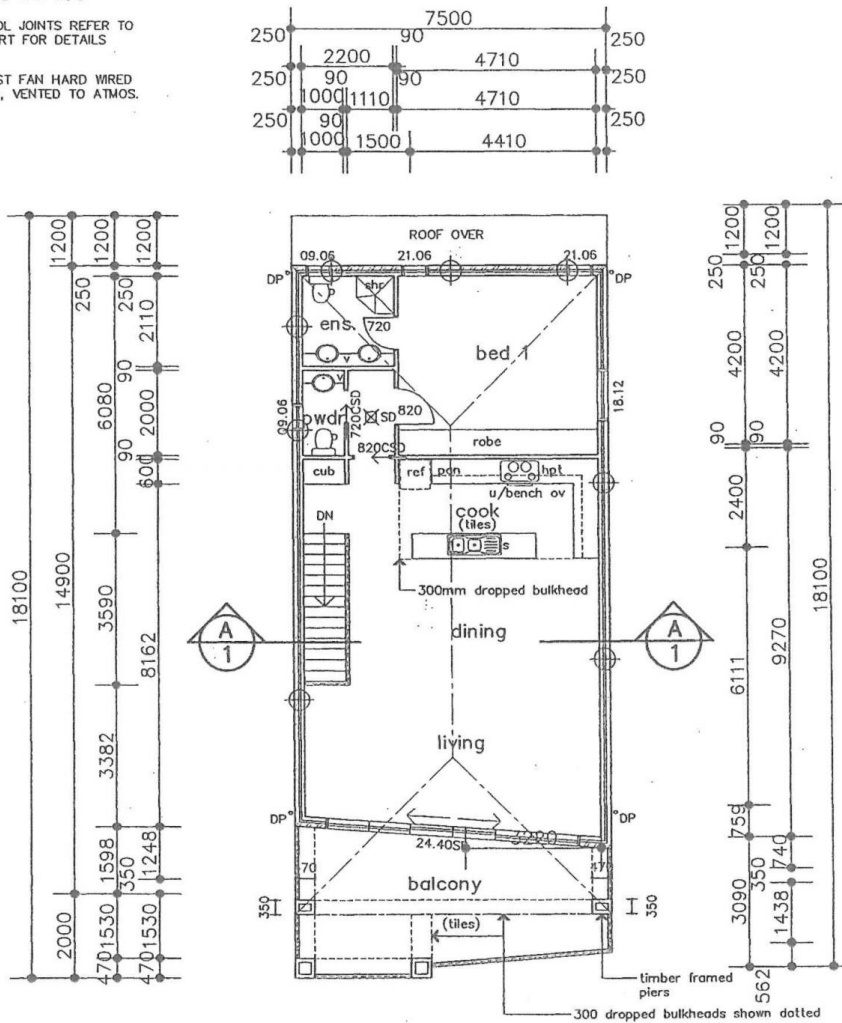
☒ SMOKE DETECTOR HARD WIRED TO MAINS
SD WITH 9V BATTERY BACK UP AS PER AS 3786

PROVIDE EASILY REMOVABLE EXTERNAL
HINGES TO ROOMS WITH WC'S

○ DENOTES CONTROL JOINTS REFER TO
ENGINEERS REPORT FOR DETAILS

☒ DENOTES EXHAUST FAN HARD WIRED
TO LIGHT SWITCH, VENTED TO ATMOS.

DWELLING 1



UPPER FLOOR PLAN
STANDARD BRICK VENEER CONSTRUCTION

ENERGY EFFICIENCY NOTES:

PROVIDE CEILING INSULATION WITH MIN. R2.5
PROVIDE EXTERNAL WALL INSULATION WITH MIN. R1.5

ALL EXTERNAL SWINGING DOORS TO BE FITTED WITH
DRAUGHT PROTECTION DEVICE TO BOTTOM EDGE
OF EACH LEAF.

HOT WATER SUPPLY SYSTEM AS PER SECTION 6A OF
AS/NZS 3500.42 OR CLAUSE 3.38 OF AS/NZS 3500.5
CENTRAL HEATING WATER PIPE NOT WITHIN CONDITIONED
SPACE INSULATED AS PER BCA TABLE 3.12.5.1
HEATING OR REFRIGERATED DUCTWORK IN ROOF SPACE
AND UNDER ENCLOSED SUSPENDED FLOOR
- DUCTWORK -R1 INSULATION
- METAL HEATING FITTINGS-R1 INSULATION

STAIR NOTES:

PROVIDE INTERNAL STAIRS AND BALUSTADES
BY "TOP STAIRS"
PROVIDE 1.0m HIGH BALUSTADES WITH NO GAPS
LARGER THAN 120mm TYPICAL THROUGHOUT
RISERS =
GOINGS = 250mm
PROVIDE APPROVED NON SLIP TREADS OR
CARPET FINISH

A. D'ANDREA & ASSOCIATES
BUILDING DESIGNERS

11, 467 FULLARTON ROAD
HIGHGATE, S.A. 5063
PHONE 8272 6632
FAX 8272 4465

PROPOSED RESIDENTIAL DEVELOPMENT
AT: LOT 4117 ELLIOT ST & FARREL ST.
WHYALLA
FOR: MR FAIRCLOUGH

NOTES:

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ALL DIMENSIONS AND LEVELS TO BE CONFIRMED
PRIOR TO THE COMMENCEMENT OF ANY WORK.
ANY DISCREPANCY TO BE REPORTED TO THIS
OFFICE IMMEDIATELY.

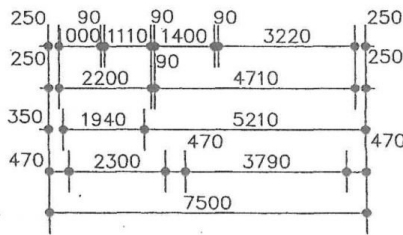
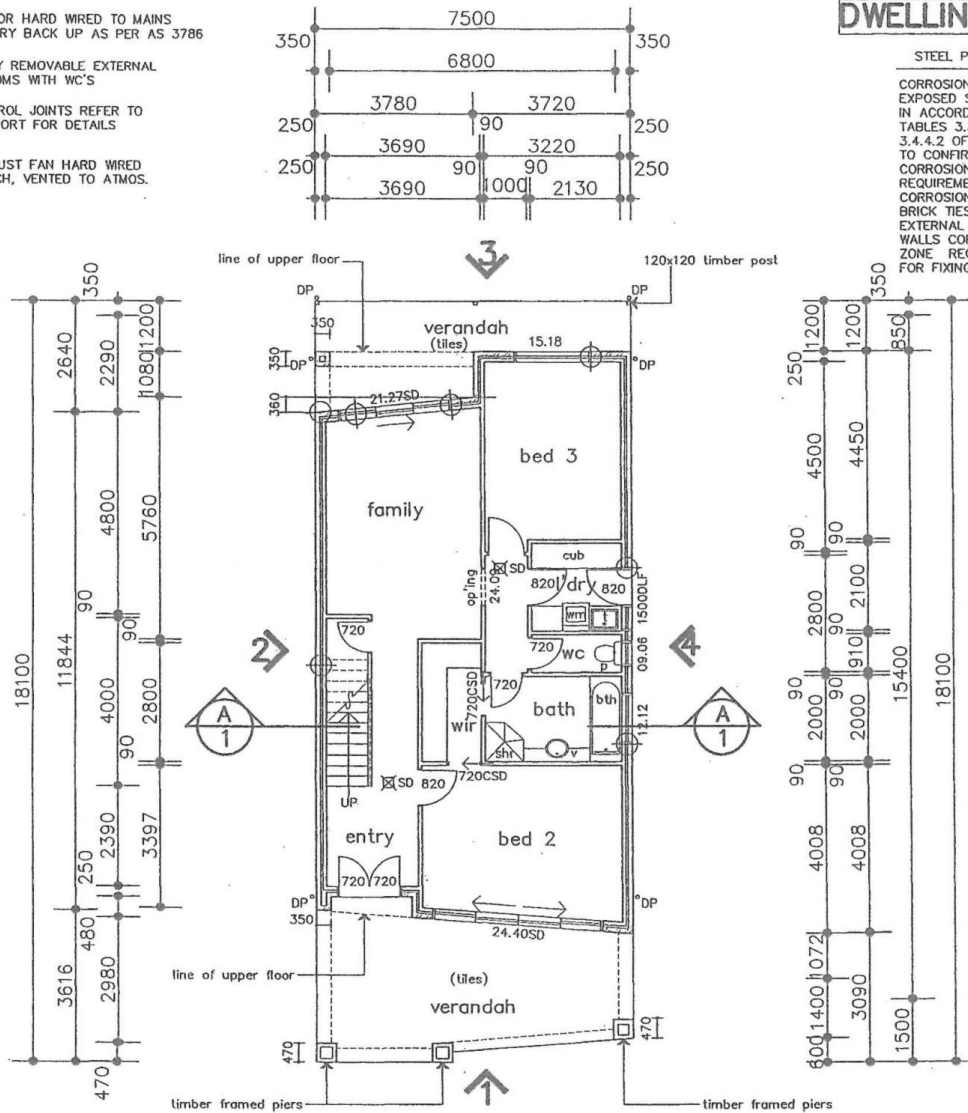
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- ☒ SMOKE DETECTOR HARD WIRED TO MAINS SD WITH 9V BATTERY BACK UP AS PER AS 3786
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- ⊖ DENOTES CONTROL JOINTS REFER TO ENGINEERS REPORT FOR DETAILS
- ☒ DENOTES EXHAUST FAN HARD WIRED TO LIGHT SWITCH, VENTED TO ATMOS.

DWELLING 1

STEEL PROTECTION

CORROSION ZONE ALL EXPOSED STEEL WORK IN ACCORDANCE WITH TABLES 3.3.3.1 & 3.4.4.2 OF THE BCA. TO CONFIRM WITH CORROSION ZONE REQUIREMENTS CORROSION ZONE BRICK TIES TO ALL EXTERNAL DOUBLE WALLS CORROSION ZONE REQUIREMENTS FOR FIXING TIMBER



GROUND FLOOR PLAN

STANDARD BRICK VENEER CONSTRUCTION

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