

FOR SALE

BUILTFORM
CAPITAL

41 SARICH COURT, OSBORNE PARK, 6017



OCCUPY MAY 2022

KEY FEATURES

- + Electric Roller Door, Remote Control, Wifi Controller
- + LED lighting throughout
- + Nicely finished Bathroom and Kitchenette in each unit
- + Frameless glazing to first floor
- + High Truss of 7m*
- + First floor area can be utilised for several uses, office, storage and fitout is completely customisable



FOR SALE

41 SARICH COURT, OSBORNE PARK, 6017



AVAILABILITY BREAKDOWN

Unit	Ground (sqm *)	Level 1 (sqm *)	Total Area (sqm *)	Asking Price (ex GST)
Unit 1	123	12	135	\$496,000*
Unit 2	124	12	136	\$496,000*
Unit 3	105	72	177	\$624,000*
Unit 4	112	65	177	\$639,000*
Unit 5	139	73	212	\$774,000
Unit 6	152	71	223	\$819,500*
Unit 7	210	113	323	\$1,161,000
Unit 8	137	71	208	\$763,000*
Unit 9	118	78	196	\$710,000*

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD



CONTACT

ANTHONY BRYSON

Managing Director

+61 408 994 437

anthony@builtformcapital.com.au

BUILDING AREAS	
UNIT 1 AREAS	
U1	122.55
U1 LID	32.02
TOTAL	154.57 m²
UNIT 2 AREAS	
U2	123.64
U2 LID	32.09
TOTAL	155.73 m²
UNIT 3 AREAS	
U3	104.57
U3 L1	72.38
TOTAL	176.95 m²
UNIT 4 AREAS	
U4	112.09
U4 L1	64.77
TOTAL	176.86 m²
UNIT 5 AREAS	
U5	138.27
U5 L1	72.46
TOTAL	210.73 m²
UNIT 6 AREAS	
U6	152.34
U6 L1	70.93
TOTAL	223.27 m²
UNIT 7 AREAS	
U7	210.10
U7 L1	112.44
TOTAL	322.54 m²
UNIT 8 AREAS	
U8	136.56
U8 L1	71.53
TOTAL	208.09 m²
UNIT 9 AREAS	
U9	117.76
U9 L1	77.95
TOTAL	195.72 m²
TOTAL GROUND FLOOR AREA	
	1,218.88 m²
TOTAL FIRST FLOOR AREA	
	566.58 m²
TOTAL GROSS FLOOR AREA	
	1,785.46 m²
ARBORER LANDSCAPING	
	288.32 +9.30%
DEEP SOIL LANDSCAPING	
	115.13 +4.19%
TOTAL	323.48 m² +14.57%



- NOTES**
- SITE PREPARATION**
 - 2.02.01 DEMOLITION WORKS AS SHOWN PROVIDE ADEQUATE PROPPING, SUPPORT AND PROTECTION OF ADJACENT SURFACES. MAKE (2) LOCAL CHANGED FINISHES AND SURFACES AS REQUIRED.
 - 2.03.01 PROTECT TREES TO BE RETAINED ON THE SITE. PROVIDE MARKING AND PROTECTION DURING WORKS, INCLUDING EXCAVATION. CONTRACTOR SUBJECT TO PUNISHMENTS AS FOR DAMAGES TO TREES WHICH ARE REQUIRED TO REMAIN.
 - 2.04.01 ENVIRONMENTAL PROTECTION PROVIDE EROSION, CONTAMINATION, AND SEDIMENTATION PROTECTION OF THE SITE, SURROUNDING AREAS, AND DRAINAGE SYSTEMS. KEEP THE SITE FREE OF WATER AND PREVENT WATER FLOW OVER NEW WORK.
 - 2.10.02 KERBING TOP OF KERB + 20MM RISE TO BUILDING. VERGE KERB TO MATCH EXISTING ADJOINING SURFACES TO BE MADE GOOD.
 - PLUMBING & DRAINAGE**
 - CD1 CHANNEL DRAIN 230W WITH GALVANISED GRATE SUITABLE FOR HEAVY TRAFFIC
 - CD2 CHANNEL DRAIN 100W WITH GALVANISED GRATE SUITABLE FOR LIGHT TRAFFIC
 - LNR LINER WITH GRATE 1200 X 60
 - SOAK1 SOAKWELL 1800 X 1800 DEEP
 - SOAK2 SOAKWELL WITH GRATE 1800 X 1800 DEEP
 - WS WHEEL STOP TO 42.2001
 - PAVING**
 - 20.05.02 BITUMEN PLACE AND COMPACT AS DIRECTED AND AUSTRALIAN STANDARDS LISTED IN THE SPECIFICATION.
 - LEGEND**
 - 23 ALLOCATES SPACE SHOWN BASED FOR WATER METER RECTIC VALVES & FIRE VALVES
 - B BOLLARD
 - BD DOWNPIPE
 - CP COLOURED OR PVC
 - SB SWITCH BOARD WITH CABINET

COPYRIGHT: © THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF CBD ARCHITECTS PTY LTD. IT MUST NOT BE RETAINED, COPIED OR USED WITHOUT PRIOR AUTHORITY.

DISCLAIMER: THIS DRAWING SET AND ITS CONTENTS ARE ELECTRONICALLY GENERATED. CONFIDENTIAL AND MAY ONLY BE USED FOR THE PURPOSES FOR WHICH THEY WERE INTENDED. CBD ARCHITECTS PTY LTD WILL NOT ACCEPT ANY RESPONSIBILITY FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS SET OF DRAWING FOR OTHER THAN ITS INTENDED PURPOSE OR WHERE THE DRAWING SET HAS BEEN ALTERED, AMENDED OR CHANGED EITHER MANUALLY OR ELECTRONICALLY BY ANY THIRD PARTY.

ARCHITECTURAL DOCUMENTATION IS TO BE READ IN CONJUNCTION WITH ANY AND ALL CONSULTANT DRAWINGS AND SPECIFICATIONS. ALL DIMENSIONS & LEVELS MUST BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORKS. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.

BUILTFORM CAPITAL
PROPERTY / DEVELOPMENT / CONSTRUCTION / INVESTMENT

ZEGNA BUILDING
Zegna Pty Ltd Reg No. 142275
Suite 4 - 116 Mounts Bay Road Perth WA 6000
office (08) 6556 0528 mobile 0412 088 912
email info@zegna.net.au zegna.net.au

CBD Architects
1/338 Middleton Loop, ALBANY WA, 6330 & Suite 6, 1/3 10 Lord St, HIGHGATE WA, 6003
T: (08) 9462 1871 E: admin@cbdarchitects.com.au
Registration #3378

Project: Proposed Warehouses
Client: BUILT FORM CAPITAL PTY LTD - OTF CHUA PTY LTD - BUILD EQUITY PTY LTD
Address: Lot 220 (#41) SARICH COURT, OSBORNE PARK

Rev.	Date	Description	Issued To
B	01/10/21	ISSUED FOR COMMENT	CLIENT
A	07/9/21	ISSUED FOR DA	CLIENT

Drawn:	JG	Date:	1/10/21
Checked:	BT	Scale:	AS SHOWN
Drawing Number:	ACP-111-21	Job No.:	ACP-111-21
Stage / Revision:	FD-B		

A10 of A09
PAGE SIZE: A1