

**1403 Wandsworth Circuit, Baldivis, WA 6171**

**House For Sale**

Saturday, 13 April 2024



1403 Wandsworth Circuit, Baldivis, WA 6171

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 225 m2**

**Type: House**



Andy Ringin  
(08)92613131

**\$507,990**

Enjoy the peace of mind of a Brand New Home, Designed with Modern Living in mind and with the ultimate in eco-friendly features – This stunning B1 Home will see you livin' life to the max, whilst minimising your utility bills! Positioned perfectly within the Parkland Heights Estate, You will enjoy a fantastic lifestyle, being close to Schools, lush green parks, amazing shopping and close to the Freeway and Public Transport for easy access to work and beyond. What you need to know about the build....Stunning B1 Homes "Seacliff" design:- 4 bed including master with WIR & ensuite.- 2 bath.- 2 car garage.- Large Kitchen with open plan Living / Dining areas. Industry leading complete specification including:- Full circle promotion with 12 month price hold period, 12 month build guarantee & 12 month maintenance period!- Double clay brick construction- 28 course ceilings throughout.- Choice of 3 x Designer Elevations with two tone acrylic render.- Premium eco-logical front yard landscaping package, side & rear fencing, and a connection to Trinity's fibre optic network.- Soft close drawers & cupboards.- BCA compliant.- HIA fixed price contract.- Full working drawings.- Full indemnity insurance.- Lifetime structural guarantee! What you need to know about your builder, B1 Homes...YOU'RE IN GOOD HANDS! We're part of the Scott Park Group – which means you can have peace of mind. The Scott Park Group continues to strive in its pursuit of delivering outstanding service through its various building brands and across its core businesses. As one of the fastest growing building groups nationally we continue to train, innovate and deliver great outcomes to the most important people we know....our customers. This single minded focus is the driving force and continues to direct our efforts now and into the future. Meet Scott Park....Scott Park entered the building game as a carpenter at 17. Before he was 30, Scott built his first home and founded his first building company. From day one, Scott's vision was all about delivering superior customer service and building outstanding homes. Now, over 25 years on, Scott's customer centric approach is the driving force behind all Scott Park Group brands: B1 Homes, Redink Homes, 101 Residential, Lets Finance, SP Ceilings & Insulation, Glass CO Metro, and SPG Site Services. What you need to know about the location....Parkland Heights, located in the premium southern half of Baldivis, brings together everything you need for a convenient lifestyle. Surrounded by beautiful natural bushland with elevated lots, it finds the perfect balance between suburban living and semi-rural surroundings. Spread across 120ha, Parkland Heights has been carefully designed to meet the needs of the community, both now and in the future. When complete, the community will be home to around 1,200 families, with over 400 families already enjoying the easy-going, southern Baldivis lifestyle. Imagine being close to tranquil bushland and pristine beaches, yet just 40 minutes from the CBD by train or car. Everything you need is on your doorstep, including a thriving town centre now connected by the Nairn Drive extension, quality schools, transport links, parks and playgrounds. Live in the centre of a welcoming neighbourhood that is supported by regular community and sports events. There are plenty of shared open spaces, such as parks, trails and playgrounds. There is also Peckham Reserve where sporting and community groups can come together. Just a few minutes down Eighty Road is the Baldivis District Sporting Complex and Indoor Recreation Complex – a facility that takes local sport to the next level. Parkland Heights' own Pine View Primary School opened in 2021 to years K-6. Further local schooling choices within a 4 minute drive include Mother Teresa Catholic College (Pre-K-12), Tranby College (K-12) and Ridge View Secondary College (7-12). The nearby Baldivis Town Centre is home to restaurants, cafes, banks, gyms, bars and medical centres, whilst the Baldivis Shopping Centre includes a variety of speciality stores. Plans are also well underway for the new Parkland Heights Shopping Centre, which will have supermarkets, shops and food outlets within walking distance. An existing petrol station, pharmacy and medical centre are also only a short distance away. Looking for a premium master planned community situated within southern Baldivis? Then look no further than Parkland Heights. What you need to know about the numbers....Investor? Expected weekly rental return of \$650+ per week, with a yield of 6.0%+ per annum! Owner occupier? First home buyer? Complete Home Loan Calculator below to work out approximate repayment. Need help with finance or a 2nd opinion? We have in house finance options available, and can help with most scenarios. If high debt levels, bad credit score or unusual income sources have been holding you back in the past, don't let it hold you back any longer! With a rapidly growing market, rising rental costs and a return to very reasonable building time frames, this really is a fantastic time to build an investment property, your next home....Or your first! Hit "Get in touch" + "Send enquiry" buttons and we'll be right with you! Please include a Mobile Phone Number so we can SMS you everything you need. Don't miss out....this incredible opportunity won't last long!! \_\_\_\_\_ Note: Pricing Advertised includes \$10,000 First Home Owners Grant & any land rebates associated with the lot. Sources: realestate.com, SQM Research, Australian Bureau of Statistics, REIWA. Disclaimer: Photographs on this page may depict fixtures, finishes and features

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