

**281 Capilano Avenue, Yanchep, WA 6035**

**House For Sale**

Wednesday, 8 May 2024



281 Capilano Avenue, Yanchep, WA 6035

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 275 m2**

**Type: House**



Andy Ringin  
(08)92613131

**\$549,900**

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 Vertex Estate in Yanchep, 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 dual key "Monterey" design:- 4 bed including master with his/her WIR's & Ensuite.- 2 bath.- 2 car garage.- Kitchen with open plan Living + Dining areas.- Alfresco. 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.- Front landscaping and fencing.- Flooring.- Internal wall painting.- Roller blinds.- 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....The Vertex Estate: A thriving coastal lifestyle: Located in the City of Wanneroo, Yanchep is one of WA's fastest-growing suburbs, and it's grown significantly from its humble beginnings as a small fishing community. Interestingly, that relaxed vibe still exists today, despite the significant growth set for the area, which is why we chose Yanchep as the perfect spot for the Vertex community. And with beautiful natural bushland, pristine white beaches, and access to the future Mitchell Freeway extension and Metronet rail expansion project, it's easy to see why families are making their home in Yanchep. Living in Vertex: Escape the hectic hustle and bustle of Perth and its surrounding centres, and find your secluded getaway in the north. No longer just a holiday town, Yanchep is a developing modern centre where that 'old' holiday feeling still exists. It's where old-fashioned values meet a new way of life. Location: Wake up, grab your towel, and start your day by the ocean. Spend your weekends out in nature – exploring the nearby national parks, walking trails, and golf courses. Pack up the car with the fishing rods and surfboards, and escape to the nearby camping and fishing spots that only locals know about. A secluded private estate: Vertex is a place where neighbours look out for one another, a welcoming private estate that provides its residents with complete peace of mind. What you need to know about the numbers....Investor? Expected weekly rental return of \$700+ 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 not supplied by B1 Homes and not included in any pricing specified. They may not be representative of the Plan or Elevation included within the advertised price. 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