

**3163 Mead Street, Byford, WA 6122**

**House For Sale**

Friday, 24 May 2024



3163 Mead Street, Byford, WA 6122

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 218 m2**

**Type: House**



Andy Ringin  
(08)92613131

**\$479,900**

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 Glades Estate in Byford, you will enjoy a fantastic lifestyle, being close to Schools, luscious 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 "Antila" design:- 3 bed including master with WIR & Ensuite.- 2 bath.- 2 car garage.- Large Kitchen, Living & Dining areas.- Courtyard. 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 Glades Estate: Byford. Hit the highway for a cruisy commute.- With Tonkin Highway just 5 minutes away and Kwinana Freeway 15, enjoy quick transport links to Perth CBD, Perth Airport, and beyond for your daily work commute. Centred around convenience.- Set in the heart of the community, The Glades Village Centre is home to the Lakeside Plaza Shopping Centre complete with an IGA supermarket, major medical precinct, and over 15 specialty stores. Enjoy an active, outdoor lifestyle.- There's plenty of space to grow and play in The Glades' beautiful parklands, pathways, and cycle routes. Schools and Child Care in The Glades.- With a variety of primary and secondary schools nearby, and a number of new schools planned for the future, The Glades is the perfect place to settle down and raise your family. Spend a day in the valley.- With the scenic Serpentine Valley just a short drive away, there's never a dull weekend in The Glades for foodies and adventure seekers. Indulge your senses in the valley's top-rated restaurants, wineries, and cafés, and enjoy a family day out at nearby picnic spots, bushwalking trails, and Serpentine National Park. What you need to know about the numbers....Investor? Expected weekly rental return of \$580+ 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. B1 Homes BRN 14299 Full Terms and Conditions of this listing available at [www.b1homes.com.au/terms-conditions/](http://www.b1homes.com.au/terms-conditions/)