

452 Impact Grove, Yanchep, WA 6035

House For Sale

Friday, 24 May 2024



452 Impact Grove, Yanchep, WA 6035

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 343 m2

Type: House



Andy Ringin
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\$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 Yanchep Golf Course Estate in Yanchep, 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 dual key "Newport" design:- 3 bed including master with his/her WIR & 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.- Daikan reverse cycle heating / cooling.- Front landscaping and fencing.- Flooring.- Internal wall painting.- Roller blinds.- Downlights.- Mirrored sliding robes.- 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....Breathe. This is Yanchep. Welcome to a residential estate uniquely integrated with a golf course and nestled amongst serenity and useful amenity. Yanchep Golf Estate is evolving within a breathtaking environment of rolling fairway greens, leafy cultivated parks and open spaces, and neighbouring natural bushland. Clever estate infrastructure planning and community design, along with well-established surrounding amenities, elevate Yanchep Golf Estate above all others. This is an enriched masterplanned estate of the highest quality that already offers so much today, and even more exciting possibilities tomorrow. Let your natural spirit soar and embrace a well-rounded life at Yanchep Golf Estate. The Yanchep Difference. Naturally beautiful living. Join an established community masterplanned to make everyone feel at home. Beyond the green. The future Yanchep Train Station and Yanchep City Centre will soon be opposite our community. Play a round or two. Our estate wraps its way around the rolling fairways of Sun City Country Club. The call of nature. Our brand new Marker Drive Park features a multi-use court, cubby house, high ropes course and so much more. What you need to know about the numbers....Investor? Expected weekly rental return of \$680+ per week, with a yield of 5.9%+ 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/