

**49 Christmas Avenue, Heathridge, WA 6027**



**House For Sale**

Wednesday, 29 May 2024

49 Christmas Avenue, Heathridge, WA 6027

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 260 m2**

**Type: House**



Charles Innes

0415105454

**\$665,335**

Contact me today to secure this block 0415 10 5454 Fully compliant build using the SWAN floorplan to meet the HOA requirements. Make change to the floorplan is easy. REDINK HOMES PREMIUM INCLUSIONS: - Personalised Interior Design Consultation or streamline colour selections for investors. - COLORBOND custom Orb steel roof, gutters, fascia and downpipes - Acrylic render to front elevation (two colours) - 3 choices of cornice throughout - 20mm Ambassador benchtops from builders standard range with 300mm breakfast bar overhang - Feature undermount stainless steel sink with feature chrome mixer tapware in chrome and matt black - 900mm stainless steel gas hotplate - 900mm stainless steel canopy flumed rangehood - 20mm Ambassador benchtops from builders standard range (bathroom/ensuite/WC) - Hobless showers throughout (including reflux valve where necessary) - Semi-frameless shower screens with pivot door - 20mm Ambassador benchtops from builders standard range (laundry) - Modern light switches in choice of grey or white

**BUILDING ADVANTAGES OVER BUYING ESTABLISHED**

- Huge savings on stamp duty\*
- Depreciation schedule assists, means less tax
- \$10,000 FHOG from government
- Less competition buying land
- Personalise and custom build to YOUR needs
- More energy efficient designs - minimise ongoing costs
- Home automation possibilities
- New warranties and less maintenance\*\*\*

For lot details and design CUSTOMISATION please call Charles on 0415 10 5454 or email [charles@redinkhomes.com.au](mailto:charles@redinkhomes.com.au)

\*\*\*Disclaimer: The land advertised in this package is not owned by Redink Homes and must be purchased from the owner. The land may no longer be available at the time of your enquiry. The house design may need to vary to comply with design guidelines, DAPs, estate covenants or any other land developer requirements. Any costs for these changes will be paid for by the purchaser. Siteworks costs vary from site-to-site, A siteworks allowance has been included and siteworks costs above this will need to be covered by the purchaser. Images and floor plans that have been shown are for illustration purposes only. Photographs and floor plans may not be truly representative of final designs. Some fixtures, features and landscaping may not be supplied by the builder so please call the agent for full information. The total package price is reduced by the \$10,000 First Homeowner's Grant (eligibility criteria applies). The advertised package price may have been reduced by a developer rebate if applicable, provided this reduces the actual package price.