

**490 Vaughan Crescent, Forrestdale, WA 6112**

**House For Sale**

Sunday, 21 April 2024



490 Vaughan Crescent, Forrestdale, WA 6112

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 220 m2**

**Type: House**



Andy Ringin  
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**\$480,490**

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 in a newly subdivided block in Maddington, 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 "Columba" design:- 3 bed including master with Ensuite.- 1 car garage.- Open plan Kitchen, Living & Dining areas.- Laundry with linen. Alternative floor plans are available. 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....The Mahala Estate: Make your home among the stunning natural bushland. Close to everything, but far enough away to feel like a retreat, Mahala is a place to put down roots and grow your future. A community made for play....- With wide, tree-lined streets, and green open spaces, discover a wealth of lush parklands and playgrounds for kids of all sizes to explore. Just 25 mins from the CBD!- Located in Forrestdale just 25 minutes from the CBD, this is a place to get away from it all and live the work/life balance you've dreamed of. A lifestyle that grows with you :-)- With up-and-coming schools that grow as your kids do, and the future Forrestdale Business Park West set to provide a range of employment opportunities, Mahala is brimming with potential. Connected to everything....- Your daily commute just got easier. With direct access to the nearby Tonkin Highway, and both the CBD and the Perth Airport just 25 minutes away, Mahala takes the headache out of getting to work. Close to major train stations, and an easy drive to the Kwinana Freeway, you really are connected to everything. Access to education at every level....- Mahala is situated snugly in the catchment area for a range of local primary and high schools. Surrounded by 7 fantastic early learning, primary, and secondary school options, with the new Forrestdale South East Primary School getting up and running in 2022, there's no lack of excellent schools available. What you need to know about the numbers....Investor? Expected weekly rental return of \$600+ 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/)