

**59A Dane Street, East Victoria Park, WA 6101**

THE AGENCY

**Sold House**

Tuesday, 12 December 2023

59A Dane Street, East Victoria Park, WA 6101

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Paul Brookes  
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**\$440,000**

**\*BRAND NEW HOMES, SLABS DOWN & CONSTRUCTION NOW COMMENCING\*\*\*BUILDERS GUARANTEE 9 MONTHS CONSTRUCTION TO LOCK UP ON FIXED PRICE CONTRACT 59A ( Street front 224sqm block) 59C ( Rear lane facing 231sqm block)**These impressive double storey (concrete suspended slab) 4 bedroom 3 bathroom + study family homes will be built and constructed by boutique builder Luxcom Homes (MBA member). Renowned for their attention to detail and high-quality craftsmanship, every aspect of these properties has been carefully considered to ensure optimum functionality and aesthetics. From the spacious living areas to the high quality fit out, you'll find everything you need to live comfortably and in style. Come and see for yourself why Luxcom Homes is the builder of choice for those who value quality and excellence.**Specifications:**\* Standard fixed price building contract\* Compliance with 6 Star Energy Ratings and Certificates\* Certified Engineer's design concrete footings & slabs\* 6 Years Structural Warranty\* 180 Days Maintenance Service Warranty**Exterior:**\* Quality Dulux texture rendering finish to front elevation\* Aluminium powder coated frames for windows and sliding doors genuine Germany soft-closers with key-locks and fly screens\* Double garage with grey grano hardstand, remote control sectional doors\* Concrete slabs throughout for both floors\* Double brick external walls, & steel frames where applicable\* Colorbond gutters, fascia and downpipes, choice of colours**Internal:**\* Choice of quality 40mm stone benchtop for kitchen, 20mm ensuite and bathroom cabinets\* Luxury Germany, Hafele 900mm kitchen appliances\* Quality square-formed, chrome finished flick mixer tap throughout\* Choice of stylish designed MFC cabinets for kitchen, laundry, bathrooms & en-suite with quality German soft-closing doors & draws\* Floor tiling of wet areas and up to 2m high in shower areas\* LED (recessed down-lights)\* Quality semi-frameless shower screens**Proposed approximate building area:**Ground floor - 142.67m<sup>2</sup>First floor - 88.66m<sup>2</sup>Total residence - 231.33m<sup>2</sup>**A short stroll to the HUB of Vic Park and the bustling cafe strip - does it get any better! \*\* Lock up is excluding flooring, painting, blinds & paving. Photos for illustration purposes only and are not the actual finished product. For prompt, further information please contact local listing agent Paul Brookes On 0408940156 Service with a smile!Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.**