

**66 Vincent Road, Sinagra, WA 6065**



**Sold House**

Saturday, 28 October 2023

66 Vincent Road, Sinagra, WA 6065

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 450 m2**

**Type: House**



David Snell

0400827800

**\$780,000**

10 Reasons to own this beauty!  
1. Quality Plus Aveling Homes is an award-winning builder and like all display homes they put their best foot forward to showcase their top quality workmanship and don't hold back on providing the best finishings and landscaping.  
2. Tax Benefits As an investment, and as a brand-new home, you gain all the tax benefits of maximum depreciation.  
3. Return on investment You are offered a rent back at the rate of 7% per annum on the purchase price...a guaranteed return on investment .. paid monthly in advance. Note there will be NO property management fees.  
4. You're buying what you see now! There is no building contract confusion - your price is all inclusive of top, quality fixtures and fittings, finishings, (display furniture not included), all window treatments and fixed floor coverings as inspected plus of course the professional landscaping is included.  
5. No maintenance! For approximately two years, Aveling Homes will be the tenant from heaven - meticulously maintaining all aspects of the display home at their expense.  
6. Choices You choose - at the end of the display Village tenancy, you choose whether you move in and enjoy the property or secure a new tenant or indeed sell.  
7. Risk free At the end of the lease term Aveling homes return the property to you "as brand-new" - and never been lived in!  
8. Quality surrounds Not only is Garden Park Grove a master planned community - as a display home, your residence is surrounded by an array of similar quality homes, ensuring your home is sure to hold its value.  
9. Price Security The price of \$830,000 is backed by a legal Valuation report (available to the successful purchaser)  
10. Warranties Apply As with all new homes, structural and appliance warranties apply. This is the stuff that Investors Dreams are made of! One of the newest Aveling Homes Inspiration Centres, the Tuscan is available for purchase and comes with 18 months minimum lease (not available to live in immediately). Styled by Aveling's professional team of interior designers and finished with premium quality fittings and fixtures, window treatments, floor coverings and landscaping, you will enjoy great returns AND the peace of mind of knowing your investment will be meticulously maintained throughout the tenancy. Once the tenancy is over (when the display village closes) you will be able to move in and enjoy or secure a new tenant and continue renting the property out. Whatever you choose, you can be assured you will be receiving an as new home at the end of the leaseback period. The Tuscan is a magnificent family home with room for everyone. Set on a 450sqm block, features include: - Resort style master suite with super spacious walk in robe with built in fixtures - Luxurious ensuite with double vanity, shower and separate wc - Stunning kitchen with stone benchtops with island bench/breakfast bar area, 900mm stainless steel gas stove, 900mm fan forced oven, dishwasher, masses of cupboard space, double sinks, scullery and walk in pantry - Open plan dining and family area with double sliding doors out to alfresco, allowing the inside to flow outside seamlessly - Separate audio visual room - 3 spacious bedrooms with double door built in robes - Family bathroom with separate bath and shower - Activity room/study - Generous alfresco area - Beautifully landscaped, reticulated gardens - Double lock up garage with shoppers entry - Ducted reverse cycle air conditioning A full list of specifications is available up on request. Located in Garden Park Grove, which is in the heart of Wanneroo and is surrounded by the perfect blend of nature and amenity. Childcare, schools, shopping and medical centres, parks, bistros are all within 3km, with train stations, secondary schools and the city of Joondalup just 10 minutes away. Call David Snell today on 0400 827 800 to make your offer.