

781 Hydroplane Approach, Brabham, WA 6055

House For Sale

Wednesday, 19 June 2024



781 Hydroplane Approach, Brabham, WA 6055

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 313 m2

Type: House



Pavan Mardania
0426060106

\$657,990

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 Brabham Estate, you will enjoy a fantastic lifestyle, being close to Schools, lush 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 "Newport" design:- 3 bed including master with WIR & ensuite.- 2 bath.- 2 car garage.- Open plan living - Spacious kitchen with ample benchtop space with a stunning island bench- Alfresco area for spending quality time whilst entertaining 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....About the Estate Brabham Estate, located just 20km north-east of the Perth CBD, is a connected, vibrant, master-planned community located in Perth's North-East corridor, nestled between so many incredible amenities and scenic vistas, designed to connect you to the amazing world around. From quick trips to the city, to picnics in the parks, weekends in the Swan Valley, or walking adventures in one of the neighbouring nature reserves, plus much more, there's always something happening at Brabham. Living in Brabham Imagine opening your front door to the Swan Valley, every day. Wining and dining at nearby restaurants and cafés, or simply a leisurely visit taking in the sights – it's all just 1.5km away. Choose your weekend adventure – whether it's a shopping trip to one of the various local centres, or a slower pace out into the Swan Valley – the choice is yours. Choose a life close by to all of life's essentials, from shopping centres to schools and medical facilities. If you're future planning, you'll have access to two future primary schools and a high school in the community, plus there's no shortage of established schools close by. Connectivity Midland, Malaga and the future Whiteman Park Station, delivered as part of METRONET, on your doorstep as well as cycle paths and walkways connecting you to amenities and neighbours – life at Brabham will take you in any direction you choose. Be assured in the comfort of having St John of God Public and Private Hospitals close by, as well as a future medical centre in our very own future town centre. Brabham Estate is just minutes from the future Whiteman Park Train Station, bus transfer and Park-and-Ride carpark, from where it will be a quick 25-minute train trip to Perth Convenient connections to work, with easy access to major arterial roads including Reid Highway (3km), Tonkin Highway (7km), and NorthLink (8km). Perth Airport is just 15km away Shopping and Dining Great shopping, dining and entertainment options are all close at hand • Whiteman Edge Village and Brabham Common just over 1km away • Caversham Village and Ellenbrook Central within 7km • Midland Gate and Morley Galleria within 10km • Farmers markets, cafes, gourmet pubs, brewery experiences and fine winery dining are all in the nearby Swan Valley. Education Brabham Primary School is just minutes away, and the future Brabham East Primary School is set to open in 2025. Future plans include an additional future primary school and high school. Brabham is conveniently located close to: • Nido Early School Brabham (1.4km) • Ellenbrook Christian College (6km) • Ellenbrook Secondary College (7km) What you need to know about the numbers....Investor? Expected weekly rental return of \$620+ per week, with a yield of 5.15% 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 14299Full Terms and Conditions of this listing available at www.b1homes.com.au/terms-conditions/