

# 829 Mogum Bend, South Yunderup, WA 6208



## House For Sale

Monday, 15 April 2024

829 Mogum Bend, South Yunderup, WA 6208

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 510 m2

Type: House



Jakeb Wells  
0458108733

**612490**

Did you know it is better value to build than to buy established? This stunning three-bedroom, two-bathroom home nestled in the heart of sought-after South Yunderup is sure to impress! Redink Homes was founded in 2006 and is part of the Scott Park Group, one of Western Australia's biggest building groups. Backed by Japanese forestry giant Sumitomo forestry company you can have peace of mind that we will be here for the long run. Red Ink Inclusions: -20mm Essastone benchtops from builders standard range with 300mm breakfast bar overhang- Premium flooring & blinds- Feature undermount stainless steel sink with feature chrome mixer tapware in chrome and matt black- 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- 900mm Westinghouse appliances- 20mm Essastone benchtops from builders standard range (bathroom/ensuite/WC)- Hobless showers throughout (including reflux valve where necessary)- Semi-frameless shower screens with pivot door- 20mm Essastone benchtops from builders standard range (laundry)- Modern light switches in choice of grey or white

The Location: Austin Lakes is a master planned estate embracing relaxed living and inspired by water. The walkable community lies between river and ocean and is linked to natural surrounds and all modern services. An established heart includes shops, medical centre, school, park and café, with more just a bike, bus or car ride away. Live where you're free to join in, chill out and build big dreams. Please note: \$10k First Home Owners Grant is factored into this price. Air conditioning and internal wall paint are not allowed for but can be added in if desired. Rent ready items such as rear landscaping and letterbox is not allowed for but can be added in if desired.

House & Land Disclaimer: A building contract will be entered into with Redink Homes for the home construction and site works and a separate land contract must be entered with the land owner as Redink Homes do not own the land. The listed lot is available at the time of print however may be sold by the owner without notice. If this is to occur a similar sized and priced lot may be offered and the package price will be adjusted accordingly. 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. 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.