

# Address available on request, Champion Lakes, WA 6111



## House For Sale

Thursday, 26 October 2023

Address available on request, Champion Lakes, WA 6111

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 263 m<sup>2</sup>

Type: House



Brodie Dunkley

**\$423,000**

We specialise in building homes of all ranges from first homebuyers right up to award winning multimillion-dollar homes. Our aim is to help first homebuyers & second homebuyers into their own home without compromising on quality. Due to the high number of enquiries, we HIGHLY recommend leaving your contact number for us to call you. Unfortunately, if you don't leave us your number we won't be able to get in-contact with you.

**PROMOTIONAL BONUS INCLUSIONS:-** 900mm Stainless steel appliance package including oven, hot plate and range hood- Stone tops THROUGH-OUT- Ducted air conditioner system- Double vinyl sliding roves to all bedrooms (where applicable)- Generous flooring allowance for your choice of vinyl, tiles or wooden boards.- Generous window treatment allowance for your choice of vertical or venetian blinds

**Standard Inclusions:-** Double clay brick construction- Steel roof construction- Choice of roof tiles or Colorbond- 25-year structural guarantee- Tony Alder tap wear- Stone tops THROUGHOUT- Instantaneous hot water system- Communication package- China basins to bathrooms- Noise reducing 5mm thick glass- Soft closers to cupboards and drawers- European appliances with canopy range hood

And much much more.....

**DISCLAIMER**

**FIRST HOME OWNERS GRANT INCLUDED**

The advertised price is general information only and may be subject to change without prior notice and based on land availability. Non-first home buyers may be subject to different circumstances. The advertised package price may have been reduced by a developer rebate if applicable, provided this reduces the actual package price. Note: Rates are current as at 5th September 2017 and subject to change. Lending criteria applies all finance information shown as provided by Nu-Age Lending Solutions, an authorised representative (CRN 398885) of BLSSA PTY LTD (ACL 391237)

Please note: The price indicated on this advert is based on the current market price for the land and the standard inclusions listed in the advertisement. Although every attempt is made to include a realistic estimate in the price for site work provisional sums and any other associated costs such as BAL or noise attenuation; these prices may fluctuate and can only be fixed once the lot has been assessed by an independent engineer ordered through HOMEBUILDERS IQ after entering into an agreement with HOMEBUILDERS IQ to purchase the relevant package. The house design may vary to comply with design guidelines, DAP's, estate covenants or any other land developer requirements. Any cost associations for the changes that might be needed will be paid for by the purchaser.

HOMEBUILDERS IQ does not own the land, nor does HOMEBUILDERS IQ claim to own the land advertised as part of this package. HOMEBUILDERS IQ have obtained permission from the land owner and/or agent to advertise this lot as part of a house and land package and a separate contract of sale for the land will need to be prepared by the seller of the land. Whilst this offer was relevant at the time of the insertion of this advertisement, HOMEBUYERS IQ is unable to guarantee its availability at the time of enquiry, however all attempts will be made to keep information current. The land price component does not include transfer duty, settlement costs and any other fees or disbursements associated with the settlement of the land. Land and building will form separate contracts. Any images and/or videos shown on this advert are for illustration purposes only and they reflect our range of homes which may or may not be the home advertised as part of this package