

Address available on request, Hilbert, WA 6112



House For Sale

Thursday, 16 November 2023

Address available on request, Hilbert, WA 6112

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 637 m2

Type: House



Ray Hamilton

0892081111

From \$525,980*

A family-friendly estate offering affordable, lifestyle-focussed living within the thriving City of Armadale, where you will enjoy easy, convenient access to major amenities - all the benefits of urban living, without the frantic hustle and bustle. Hilbert is one of the region's fastest growing areas, popular with families due to its range of amenities, affordability and closeness to some of Perth's most magnificent natural parks and waterways. Hilbert Central Private Estate is located opposite the future new primary school, and within the catchment area of seven existing schools, a range of public and independent to choose from. Public transport, entertainment, dining, shopping and commercial facilities are all within close proximity. Ideally located just a few kilometres from the Tonkin Highway, Rowley Road and the Armadale Train Station, so access in and out of the area is a key feature. Hilbert Central Private Estate, a wonderful place to live and call home! **EXCITING PROMOTIONAL OFFER INCLUDED!!!** Daikin Reverse Cycle Ducted Aircon & Double-Glazed Windows **INCLUDED!** Experience year-round comfort through reverse cycle ducted air conditioning and enjoy energy-efficient living with double-glazed windows. That's \$35,000 of additional value included in this home! Redink Homes is also offering a 10 MONTH BUILD TIME GUARANTEE. Don't Miss Out This Fantastic Opportunity! Terms and conditions apply* Inclusions: - Personalised Interior Design Consultation - COLORBOND custom Orb steel roof, gutters, fascia and downpipes - Acrylic render to front elevation (two colours) - 75mm Cove cornice throughout - 20mm Essastone benchtops from builders standard range with 300mm breakfast bar overhang - Feature undermount stainless steel sink with feature chrome mixer tapware - 900mm stainless steel gas hotplate - 900mm stainless steel canopy flumed rangehood - 700mm high tiled splashback to behind hotplate with 200mm high splashback to remainder (from builder's standard range at \$44/m² PC) - 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 - 2100mm high tiling to showers (from builder's standard range at \$44/m² PC) - 20mm Essastone benchtops from builders standard range (laundry) - Modern light switches in choice of grey or white **BUILDING ADVANTAGES OVER BUYING ESTABLISHED** • Huge savings on stamp duty* • Depreciation schedule assists, means less tax • \$10,000 FHOG from government • Less competition buying land • Personalise and custom build to YOUR needs • More energy efficient designs - minimise ongoing costs • Home automation possibilities • New warranties and less maintenance If you would like to take the next step on owning this brand new dream home, then please contact me on 0427 909 736 or click Enquiry Now and we will be happy to give you more information. **House & Land Disclaimer:** The land advertised in this package is not owned by Redink Homes and must be purchased from the owner. The land may no longer be available at the time of your enquiry. 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. Siteworks costs vary from site-to-site, A siteworks allowance has been included and siteworks costs above this will need to be covered 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. The total package price is reduced by the \$10,000 First Homeowner's Grant (eligibility criteria applies). The advertised package price may have been reduced by a developer rebate if applicable, provided this reduces the actual package price.