

**10 Blancoa Approach, Byford, WA 6122**

**House For Sale**

Wednesday, 10 July 2024



**10 Blancoa Approach, Byford, WA 6122**

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 450 m2**

**Type: House**



Daniel Wolf  
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**\$749,990**

Enjoy the peace of mind of a brand new home designed with modern living in mind and featuring ultimate eco-friendly features. This stunning B1 Home allows you to live life to the fullest while minimizing your utility bills. Positioned perfectly within The Glades, Byford, you will enjoy a fantastic lifestyle close to schools, lush green parks, amazing shopping, and easy access to the freeway and public transport for convenient commuting.

**What You Need to Know About the Build**  
Stunning B1 Homes "Dunes" Design: 4 bedrooms, including a master with WIR & ensuite  
2 bathrooms  
2-car garage  
2 living areas, including a separate home theatre  
Large kitchen with stone benchtops and spacious area  
Alfresco area for outdoor living  
30-course ceilings throughout  
Industry-Leading Complete Specification Including:  
Full circle promotion with a 12-month price hold period, 12-month build guarantee, and 12-month maintenance period  
Double clay brick construction  
Choice of 3 designer elevations with two-tone acrylic render  
Premium eco-friendly front yard landscaping package, side & rear fencing, and connection to Trinity's fiber optic network  
Soft close drawers and cupboards  
BCA compliant  
HIA fixed price contract  
Full working drawings  
Full indemnity insurance  
Lifetime structural guarantee  
Locally manufactured Australian-made appliances with comprehensive warranties

**What You Need to Know About Your Builder, B1 Homes**  
You're in Good Hands!  
As part of the Scott Park Group, B1 Homes offers peace of mind. The Scott Park Group is known for delivering outstanding service through its various building brands. As one of the fastest-growing building groups nationally, they continue to train, innovate, and deliver great outcomes for customers.

**Meet Scott Park:**  
Scott Park entered the building industry as a carpenter at 17. Before he was 30, he built his first home and founded his first building company. Scott's vision has always been about delivering superior customer service and building outstanding homes. Over 25 years later, his customer-centric approach drives 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 Numbers**  
Investor? Expected weekly rental return of \$650+ per week, with a yield of 6.0%+ per annum  
Owner Occupier? First Home Buyer?  
Complete the Home Loan Calculator below to estimate repayments.  
Need Help with Finance or a Second Opinion?  
We offer in-house finance options and can assist with most scenarios. If high debt levels, bad credit scores, or unusual income sources have held you back in the past, we can help you move forward. With a rapidly growing market, rising rental costs, and reasonable building time frames, now is an excellent time to build an investment property, your next home, or your first!

**What You Need to Know About the Location**  
The Glades, Byford  
Nestled at the foot of the Darling Scarp, The Glades at Byford offers a perfect blend of location and lifestyle. With an abundance of things to see and do in the Perth Hills region and nearby town centers, you'll stay connected to the city and beyond with easy access to Tonkin Highway and Kwinana Freeway, both just minutes away from The Glades. Build your dream home in a community designed to be completely self-sufficient, with quality schools and shops all within easy reach.

**Contact Us**  
Hit "Get in touch" or "Send enquiry" and include your mobile phone number for more information. These opportunities won't last long!  
Call Daniel Wolf, Building Consultant: 0400 462 044  
Note: Pricing advertised includes the \$10,000 First Home Owners Grant & any land rebates associated with the lot.  
Sources: realestate.com, SQM Research, Australian Bureau of Statistics, REIWA.  
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