

# 119 Lake Valley Drive, Lakelands, WA 6180



## House For Sale

Friday, 5 July 2024

119 Lake Valley Drive, Lakelands, WA 6180

**Bedrooms: 4**

**Bathrooms: 2**

**Type: House**



Eddie Williams

0862002022

**\$469,250**

If you are looking at getting into the market for your first home, down sizing or investing, this is for you! Get a home that is well under the median house price and start on the front foot! With our market leading build time frame guarantees, say goodbye to long waits and getting into your home to enjoy! Call Eddie Williams today on 0415667323. Including IDEAL HOMES Stand out Features: \* Contemporary Elevation \* 5mm Armani internally glazed windows \* Designer mixer taps throughout \* Quality flooring & Window treatments throughout home \* Double Garage with remote sectional door (if applicable) \* Stainless Steel European Appliances \* Clear glass Pivot Doors to Ensuite & Bathroom (if applicable) \* Colourbond Roof \* Vitreous China Basins & Toilet Suites \* Paved Alfresco and Driveway (if applicable) \* 6-star Instantaneous Hot Water System \* NBN ready communication package \* Quality Assurance \* 25-year Structural Guarantee \* Upgraded 8mm galvanised lintels above all openings \* Storm slotted Colorbond overflow gutters and fascia \* Site works provisional sum included. Ideal Homes is a member of Housing Industry Association (HIA) and Master Builder Association (MBA). Disclaimer \* Disclaimer: The advertised price is general information only, and may be subject to change without prior notice and based on land availability. Images are for illustrative purposes. [IF FHOG Discounted keep this in ->] Non-first home buyers may be subject to different circumstances. The total package price is reduced by the \$10,000 First Home Owner'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. Ideal Homes is not the owner of the land. The land featured in this package is advertised by agreement between Ideal Homes and the land developer and/or vendor. The land is not purchased from Ideal Homes but from the land developer/landowner or an authorised agent. Ideal Homes is not a reseller of land but a new home builder. 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. Whilst this offer was relevant at the time of the insertion of this advertisement, Ideal Homes is unable to guarantee its availability at the time of enquiry, however all attempts will be made to keep information current. Our prices include a provisional sum for siteworks, which is indicative of the suburb in which the home is being proposed. This will only be fixed after receiving proper contour surveys and engineering details. Landscaping is for illustrative purposes only and does not form part of the contract. The elevation and internal images showcased are for illustrative purposes only. Where to Ideal Homes knowledge a set price has been determined for Bushfire Attack Level (BAL), coastal requirements, noise attenuation requirements and / or covenants and guidelines, this will be included in the total price. Where it is not to Ideal Homes knowledge as to whether it applies and/or the quantum, these components are not included and may add to the advertised price. Any images of the interior of the house shown are for illustration purposes only to provide an indication of the dimensions and layout of rooms. Finishings and fittings shown in the picture are not necessarily included in the price advertised.