

132 Glenrock Road/Tr Estate, Anketell, WA 6167

House For Sale

Wednesday, 10 July 2024



132 Glenrock Road/Tr Estate, Anketell, WA 6167

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 375 m2

Type: House



Daniel Wolf
0400462044

\$749,990

Take advantage of this incredible opportunity to secure your future home in the prestigious Treeby Park Estate, Anketell. We're now taking expressions of interest for our exclusive B1 Homes packages. With a 12-month build guarantee, you can have peace of mind as you plan your new life in this sought-after community. Why Treeby Park Estate, Anketell? Treeby Park Estate is not just a place to live; it's a community steeped in history and natural beauty. Located approximately 35 kilometers south of Perth's CBD, this estate offers a perfect blend of urban convenience and serene living. Treeby Park is part of a burgeoning network of estates in the Anketell region, providing a sheltered community atmosphere with permanent bushland acting as a natural buffer from the nearby Kwinana Freeway.

Key Features of Treeby Park Estate:

- Prime Location:** Easy access to major transportation routes like the Kwinana Freeway and Tonkin Highway.
- Natural Beauty:** Surrounded by lush greenery and permanent bushland.
- Community Amenities:** Close proximity to essential amenities such as Costco, Marri Park Golf Course, and Cockburn Central.
- Educational Facilities:** Nearby schools including Bertram Primary School, The King's College in Wellard, and Honeywood Primary School.
- Recreational Spaces:** Over 30 hectares of public open space, playgrounds, cycleways, and parklands.

What You Need to Know About the Build:

Stunning B1 Homes "Newport" Design: 3 bedrooms, including a master with WIR & ensuite, 2 bathrooms, 2-car garage, 30-course ceilings throughout. Large kitchen with stone benchtops and spacious area. Alfresco area for outdoor living.

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. Additionally, B1 Homes is committed to paying trades on time, ensuring smooth and efficient progress on all projects.

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!

Contact Us: Hit "Get in touch" or "Send enquiry" and include your mobile phone number for more information. These opportunities won't last long!

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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