

136 Latuga Drive, Wellard, WA 6170

House For Sale

Wednesday, 10 July 2024



136 Latuga Drive, Wellard, WA 6170

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 375 m2

Type: House



Daniel Wolf
0400462044

\$685,990

Get Your Block Through B1! Exclusive House & Land Package in Highly Sought-After Oakebella Estate, Wellard with 12-Month Maintenance Period Enjoy the peace of mind of a brand new home designed with modern living in mind and featuring the ultimate in eco-friendly features. This stunning B1 Home ensures you live life to the fullest while minimizing your utility bills. Perfectly positioned within Oakebella Estate, Wellard, 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 Location Oakebella Estate, Wellard Oakebella Estate is a master-planned community designed to offer connected, community living in exquisite surroundings. Located just 35 minutes south of Perth's CBD and a short drive from pristine beaches, Oakebella provides a blend of urban convenience and natural beauty. The estate features beautifully landscaped parks, open spaces, and play areas, with dual-use pathways winding around an abundance of native trees. It's close to essential amenities, including schools, shops, and major transport links, ensuring residents enjoy a balanced and fulfilling lifestyle? (Oakebella Real Estate)? (Oakebella Real Estate)? (HomeShelf)?

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! 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. Disclaimer: Photographs may depict fixtures, finishes, and features not supplied by B1 Homes and not included in the specified pricing. They may not represent the plan or elevation included within the advertised price. B1 Homes BRN 14299. Full terms and conditions of this listing are available at www.b1homes.com.au/terms-conditions/