

# 286 Excel Lane, Mandogalup, WA 6167



## House For Sale

Monday, 1 July 2024

286 Excel Lane, Mandogalup, WA 6167

**Bedrooms:** 4

**Bathrooms:** 2

**Type:** House



Daniel Muirhead

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**\$536,795**

This house and land package is one for the smart homebuyer, or investor, and won't be available long. Land is a commodity of short supply so you need to secure your block now. Great sized block at 265 square meters, March titles, could be earlier, will not last. No need for noise or bushfire upgrades, this will sell quick. 3 and 4 bedroom designs available starting under \$535K. Step into your dream home with this upcoming, state-of-the-art house and land package situated in a thriving area that has witnessed unprecedented growth over the past 5 years, and the momentum is only building! The anticipation is palpable, and this home promises to be the pinnacle of modern living. Boasting a breathtaking view of a magnificent park, this residence offers not just a house but a lifestyle. With 3 generously sized bedrooms, this is not only an ideal first home but a haven for downsizers and a golden opportunity for savvy investors. The rental returns in this sought-after location are nothing short of astronomical. What sets this property apart? It's not just the prime location, but the lightning-fast construction timeline that guarantees you'll be living in your new home sooner than you think. Worried about financing? Fear not! I'm here personally to assist you in securing the best financing options, ensuring a seamless journey to homeownership. Located on a corner lot, there is plenty of space around the house for your family to enjoy, we can adapt plan to suit purchaser, last available block in the area, so need to act fast. Let's talk about the stand-out inclusions that elevate this home to a league of its own: - Indulge in peace of mind with a 25-year structural guarantee. - Enjoy a 4-month maintenance period to ensure everything is perfect. - Rest easy with termite treatment and certification. - Revel in the durability of double brick construction. - Admire the sleek finish with painted render. - Feel secure under a Colorbond roof. - Make a grand entrance with a brick-paved driveway, porch, and alfresco space (where applicable). - Experience convenience with a remote control garage door. - Bask in the energy-efficient glow of LED downlights throughout. - Enhance security with 5mm glazing on all windows and sliding doors, complete with key locks. - Power up with double power points throughout. - Revel in the luxury of full painting, excluding internal walls. - Savor the elegance of stone benchtops throughout. - Cook up a storm with a 900mm gas cooktop, 900mm rangehood, and a 600mm oven. - Comes with a \$7,000 reverse cycle air conditioning package, - Solar Panels My centurion garage door smartphone app with wifi and camera BONUS INCLUSION! But that's not all! There's so much more waiting for you in this incredible home. Don't miss out on this golden opportunity to live in a home that defines luxury and convenience. Call Daniel at 0431978083 and secure your dream home now. Act fast – your future is calling! Florence is a vibrant new community located in peaceful Mandogalup, just 30 minutes from the Perth CBD. Located close to established shopping precincts, public transport and over half a dozen schools, Florence offers the freedom to enjoy a well-connected lifestyle. With lots to suit everyone, Florence is set to feature a proposed future primary school, playing fields and 13 areas of public open spaces including a living stream. Future residents at Florence will enjoy being no further than 200m from a local park or green space. \*Price is has been worked out including \$10K FHOG being deducted from total