

771 Baroque Way, Baldivis, WA 6171

House For Sale

Friday, 5 July 2024



771 Baroque Way, Baldivis, WA 6171

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 450 m2

Type: House



Andy Ringin

(08)92613131

\$649,000

Enjoy the peace of mind of a Brand New Home, Designed with Modern Living in mind and with the ultimate in eco-friendly features – This stunning B1 Home will see you livin' life to the max, whilst minimising your utility bills! Positioned perfectly within the Brightwood Estate, Baldivis, You will enjoy a fantastic lifestyle, being close to Schools, luscious green parks, amazing shopping and close to the Freeway and Public Transport for easy access to work and beyond. What you need to know about the build....Stunning B1 Homes "Monterey" design:- 4 bed including WIR & Ensuite.- 2 bath.- 2 car garage.- Large Kitchen with open plan living & dining areas.- Alfresco. Industry leading complete specification including:- Full circle promotion with 12 month price hold period, 12 month build guarantee & 12 month maintenance period!- Double clay brick construction- 28 course ceilings throughout.- Choice of 3 x Designer Elevations with two tone acrylic render.- Premium eco-logical front yard landscaping package, side & rear fencing, and a connection to Trinity's fibre optic network.- Daikan reverse cycle heating & cooling- Flooring- Roller blinds- Internal wall painting- Soft close drawers & cupboards.- BCA compliant.- HIA fixed price contract.- Full working drawings.- Full indemnity insurance.- Lifetime structural guarantee! What you need to know about your builder, B1 Homes...YOU'RE IN GOOD HANDS! We're part of the Scott Park Group – which means you can have peace of mind. The Scott Park Group continues to strive in its pursuit of delivering outstanding service through its various building brands and across its core businesses. As one of the fastest growing building groups nationally we continue to train, innovate and deliver great outcomes to the most important people we know....our customers. This single minded focus is the driving force and continues to direct our efforts now and into the future. Meet Scott Park....Scott Park entered the building game as a carpenter at 17. Before he was 30, Scott built his first home and founded his first building company. From day one, Scott's vision was all about delivering superior customer service and building outstanding homes. Now, over 25 years on, Scott's customer centric approach is the driving force behind 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....The Brightwood Estate, Baldivis Welcome to Brightwood Nestled between Sixty Eight Road and Baldivis Road, your new home is waiting for you. Join over 100 families already living in Brightwood. With a world class Adventure Park, schools and shops all close by, Brightwood is the perfect place to call home. Location: Brightwood is a relaxed yet vibrant community located an easy 40 minutes' drive south of the Perth CBD in the heart of Baldivis. Everything you need is at your fingertips with a choice of reputable schools, parklands and more than 80 speciality retail stores at Baldivis Shopping Centre. The beautiful beaches of Warnbro Sound are just ten minutes away whilst the city centres of Rockingham and Mandurah provide endless restaurants, cafes, bars and entertainment. Brightwood is the perfect choice with Ridgeview High School now open, future primary school and aged care all within walking distance as well as 40,000m² of park land alone. About Baldivis: Approximately 45km from Perth and 10km inland from Rockingham, Baldivis is fast becoming a modern, residential suburb, full of life, containing neat homes and gardens, lifting the overall appeal. Many first home buyers choose Baldivis to buy and build their very first home in an easy location close to it all and the train is nearby for those who work in close proximity to Perth City. The perfect compromise between bustling city life and a quieter life to raise a family, there is nowhere better outside Perth to consider building. Community: Amenities and retail experiences are forever increasing and the local Baldivis shopping precinct speaks for itself. Wonderful primary and high schools have already been established, making it the ideal place to raise a family. What you need to know about the numbers....Investor? Expected weekly rental return of \$700+ per week, with a yield of 6.1%+ per annum! Owner occupier? First home buyer? Complete Home Loan Calculator below to work out approximate repayment. Need help with finance or a 2nd opinion? We have in house finance options available, and can help with most scenarios. If high debt levels, bad credit score or unusual income sources have been holding you back in the past, don't let it hold you back any longer! With a rapidly growing market, rising rental costs and a return to very reasonable building time frames, this really is a fantastic time to build an investment property, your next home....Or your first! Hit "Get in touch" + "Send enquiry" buttons and we'll be right with you! Please include a Mobile Phone Number so we can SMS you everything you need. Don't miss out....this incredible opportunity won't last long!!

Note: Pricing Advertised includes \$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 on this page may depict fixtures, finishes and features not supplied by B1 Homes and not included in any pricing specified. They may not be representative of the Plan or Elevation included within the advertised price. B1 Homes BRN 14299 Full Terms and Conditions of this listing available at www.b1homes.com.au/terms-conditions/