

**809 Concourse Parkway, Brabham, WA 6055**

**House For Sale**

Wednesday, 10 July 2024



809 Concourse Parkway, Brabham, WA 6055

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 375 m2**

**Type: House**



Daniel Wolf  
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**\$899,000**

Upcoming Exclusive FIXED price house & land package in Brabham, with 12 month build guarantee\*! Titles early 2025 Every home is eligible to receive Brabham's Better Life Bonus package, valued up to \$13K\*. 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 Middle Swan, 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 "Geordie" design:- 4 bed including master with WIR & ensuite.- 2 bath.- 2 car garage.- Private theatre and media room- Large Kitchen with stone benchtops and spacious area.- 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.- 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.... Explore the Tranquility of Middle Swan, WA Nestled within the picturesque City of Swan, Middle Swan offers a serene escape for those seeking a harmonious blend of heritage and contemporary living. Situated near the Swan Valley, renowned for its wineries and natural beauty, Middle Swan boasts a unique charm that captures the essence of Western Australia's countryside. With its close proximity to the Swan River, scenic parks, and convenient access to urban amenities, Middle Swan provides an idyllic retreat for families and individuals alike. A Riverside Haven with Timeless Appeal Located just a stone's throw away from the tranquil banks of the Swan River, Middle Swan beckons residents to immerse themselves in its timeless beauty and rich cultural heritage. From leisurely walks along the riverfront to exploring the nearby vineyards and historic landmarks, there's no shortage of opportunities to connect with the essence of this vibrant community. Embracing its rural roots while embracing modern comforts, Middle Swan epitomizes the perfect balance between past and present. Secure your slice of Middle Swan's idyllic landscape with this esteemed land subdivision. Enjoy convenient access to the Swan River and nearby amenities, including shopping centers and schools. Explore the renowned wineries and restaurants of the Swan Valley, just a short drive away. Experience the tranquility of country living while still being within easy reach of Perth's bustling city center. Discover the Serenity of Middle Swan, where every day offers a new opportunity to embrace the beauty of nature and the warmth of community spirit. What you need to know about the numbers.... Investor? Expected weekly rental return of \$1000+ per week, with a yield of 6.0%+ 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

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