

Address available on request, South Guildford, WA 6055



House For Sale

Sunday, 31 December 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 405 m2

Type: House



Steven Siu

0450166289

From \$597,990*

The property is located in a convenient area near Guildford and the stunning Swan Valley region is titled, fully fenced, and has all necessary services available. Its location allows easy access to public transport, the Swan River, Perth CBD and the airport. It's the perfect opportunity to build your dream home in a lovely, well-connected neighborhood. With 4 spacious bedrooms, 2 bathrooms, and an ensuite, this newly constructed house is perfect for families of all sizes. The property also boasts 2 toilets and a double garage, providing ample space for all your needs. Redink is offering a 10 MONTH BUILD TIME GUARANTEED. Don't Miss Out This Fantastic Opportunity! Terms and conditions apply. Inclusions: - Personalised Interior Design Consultation - COLORBOND custom Orb steel roof, gutters, fascia and downpipes - Acrylic render to front elevation (two colours) - 75mm Cove cornice throughout - 20mm Essastone benchtops from builders standard range with 300mm breakfast bar overhang - Feature undermount stainless steel sink with feature chrome mixer tapware - 900mm stainless steel gas hotplate - 900mm stainless steel canopy flumed rangehood - 700mm high tiled splashback to behind hotplate with 200mm high splashback to remainder (from builder's standard range at \$44/m² PC) - 20mm Essastone benchtops from builders standard range (bathroom/ensuite/WC) - Hobless showers throughout (including reflux valve where necessary) - Semi-frameless shower screens with pivot door - 2100mm high tiling to showers (from builder's standard range at \$44/m² PC) - 20mm Essastone benchtops from builders standard range (laundry) - Modern light switches in choice of grey or white

BUILDING ADVANTAGES OVER BUYING ESTABLISHED

- Huge savings on stamp duty*
- Depreciation schedule assists, means less tax
- \$10,000 FHOG from government
- Less competition buying land
- Personalise and custom build to YOUR needs
- More energy efficient designs - minimise ongoing costs
- Home automation possibilities
- New warranties and less maintenance

House & Land Disclaimer: The land advertised in this package is not owned by Redink Homes and must be purchased from the owner. The land may no longer be available at the time of your enquiry. The house design may need to vary to comply with design guidelines, DAPs, estate covenants or any other land developer requirements. Any costs for these changes will be paid for by the purchaser. Siteworks costs vary from site-to-site, A siteworks allowance has been included and siteworks costs above this will need to be covered by the purchaser. Images and floor plans that have been shown are for illustration purposes only. Photographs and floor plans may not be truly representative of final designs. Some fixtures, features and landscaping may not be supplied by the builder so please call the agent for full information. The total package price is reduced by the \$10,000 First Homeowner's Grant (eligibility criteria applies). The advertised package price may have been reduced by a developer rebate if applicable, provided this reduces the actual package price.