

# Lot 207 Magnificent Way, Mandogalup, WA 6167

## House For Sale

Tuesday, 2 July 2024



Lot 207 Magnificent Way, Mandogalup, WA 6167

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 375 m2

Type: House



Andrew Black

131751

**From \$716,280**

Florence is a well-connected community in Mandogalup with lots to suit everyone. Enjoy a well-connected lifestyle in Florence, surrounded by nature and nearby beaches. Live only 30 minutes from Perth by train, 5 minutes drive to the Aubin Grove rail station, and 7km from Cockburn Shopping Centre. They say the best things come in small packages and the Lucky Bay is the best gift of all. This three bedroom, two bathroom home is cleverly designed to maximise space while providing plenty of storage. All-in-all, this is a great home for first homebuyers, or those thinking of starting a family. Our Quality Inclusions- Fully equipped gourmet custom kitchen with Caesarstone® benchtops and stainless-steel appliances- Hobless showers with semi-frameless shower screens as standard- Soft close cupboards and drawers as standard - Smart Home Technology Pack included- Jason Windows sliding doors and windows- COLORBOND® steel roof, fascia, downpipes and gutters- Fly screens to all opening windows and sliding doors- Industry-leading build times with in-house trades and fixed siteworks costs- 12 month service warranty and 25 year structural guarantee!+ heaps more! Act quickly! This package won't be around for long. For more info or to book an appointment, call or click 'Get in Touch' today! \*\*\*DISCLAIMER\*\*\* Full retail price \$726,280. A builders adjustment of \$10,000 applies. Terms & conditions apply. Visit website for details <https://wa.homebuyers.com.au/disclaimers/> © The Copyright of this design is the sole property of Homebuyers Centre and there is no implied licence for its use for any purpose. Homebuyers Centre is not the owner of the land. Homebuyers Centre has permission from the owner of the land to advertise the land. The land price does not include transfer duty, settlement costs and any other fees or disbursements associated with the settlement of the land. Block and building dimensions may vary from the illustration. The design is subject to developer guidelines and/or council requirements such as R-Codes. Prices specified may vary and be subject to change once all site works plans are completed and the current market value of the land and other relevant costs are taken into consideration and Homebuyers Centre and the owner of the land reserve the right to alter the home, land and site work prices. The information and pricing is correct at time of publication. The elevation and imagery are for illustrative purposes only and the elevation is not included in the price of the building (unless specified). The illustrations will depict features not included as standard features for this building or not supplied by Homebuyers Centre including but not limited to elevation features, landscaping features such as planter boxes, turf, letterbox, outdoor areas, retaining walls, water features, pergolas, screens, gates, fences, paving, decking, feature lighting, and BBQs. This may also include items such as decorative items and window coverings. At the time of printing/publishing, the price was correct and the land was still available for sale. In the event the land is no longer available, a New Homes Consultant will provide alternative options. ABN Residential WA Pty Ltd, trading as Homebuyers Centre. BC 5409.