

# Lot 217 Petrana Place, Henley Brook, WA 6055

## House For Sale

Thursday, 4 July 2024



Lot 217 Petrana Place, Henley Brook, WA 6055

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 474 m2

Type: House



Jess Wells

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**\$806,990**

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 St Clare Estate. You will enjoy a fantastic lifestyle, being close to Schools, luscious green parks, wineries and the city just a stone's throw away for easy access to work and beyond. What you need to know about the build....Stunning B1 Homes Dunes design:- 4 bedroom / 2 bathroom- Theatre Room- Open plan living, dining and kitchen- Large WIPWelcome to the Dunes by B1 Homes – the ultimate home for young families! With a frontage of 15m, the Dunes is perfectly suited for first-home buyers who are looking for a modern and spacious home design. Step inside and be amazed by the Dunes' open space design, which is perfect for entertaining family and friends. The private master bedroom is located at the front of the home next to the spacious home theatre, complete with a walk-in robe and ensuite, providing a luxurious and tranquil retreat. The remaining bedrooms are located at the back of the home and also feature walk-in robes, ensuring everyone has their own space. The Dunes' kitchen boasts an island bench with a larder and walk-in pantry and larder, making meal preparation and storage a breeze. The laundry room is conveniently hidden away behind the kitchen. And for movie nights in or a fun game of charades, the home theatre is perfect for a cozy night in. Step outside to the alfresco area, which provides the perfect space for entertaining guests or just relaxing with your family. With a double-car garage, you'll have plenty of space for your vehicles and storage. Industry leading complete specification including:- Full circle promotion with 12 month price hold period & 12 month maintenance period!- Double clay brick construction- 30 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 the fiber optic network- BCA compliant- HIA fixed price contract- 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. What you need to know about the estate and location...St Clare Estate is a picturesque and vibrant master planned community North of Perth CBD, its stunning location offers a unique blend of natural beauty, urban convenience, and a rich cultural heritage. Situated just a short drive from Perth's city centre, Henley Brook provides residents with easy access to world-class wineries, gourmet dining, and a wide range of outdoor recreational activities. The Swan River meanders nearby, offering a serene backdrop for those seeking a peaceful and tranquil lifestyle. Discover a community that embodies the essence of modern living while celebrating the region's history and natural beauty. St Clare Estate is where you can build your dream home and enjoy a harmonious blend of urban amenities and the serenity of nature. Come and explore Henley Brook, where every day feels like a weekend getaway in the heart of the Swan Valley. Find your ideal home in this idyllic location and experience the best of Perth living. What you need to know about the numbers: Investor? Expected weekly rental return of \$700+ per week, with a yield of 4.51%+ 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/](http://www.b1homes.com.au/terms-conditions/)