

# Lot 221 Edelweiss Grove, Henley Brook, WA 6055

## House For Sale

Thursday, 4 July 2024



Lot 221 Edelweiss Grove, Henley Brook, WA 6055

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 413 m2

Type: House



Jess Wells

0412259499

**\$743,990**

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! Positioned perfectly within the St Clare Estate, you will enjoy a fantastic lifestyle, being close to schools, lush green parks, wineries and just a stone's throw to the city for easy access to work and beyond. What you need to know about the build....Stunning B1 Homes Santa Cruz design:- 4 bedroom / 2 bathroom- Theatre - Open plan kitchen, living and dining - Large WIPIntroducing The Santa Cruz – the perfect home design for young families and first-home buyers looking for a modern, functional, and comfortable home. With a frontage of just 12.5 meters, this stunning home offers 4 spacious bedrooms, 2 bathrooms, and a double-car garage. One of the standout features of The Santa Cruz is the large master bedroom located at the back of the home. This private oasis features a generously sized walk-in robe and an ensuite, making it the perfect place to unwind after a long day. The open-concept living and dining area are situated near the remaining bedrooms and bathroom, creating a perfect flow for family living. The kitchen features an island bench, a large walk-in pantry, and the laundry room is cleverly hidden behind it. The Santa Cruz's modern design also includes an alfresco area, perfect for entertaining guests or enjoying the great outdoors with your family. And for those cozy nights in, the home theatre is a perfect spot to relax and enjoy your favourite movies. Industry leading complete specification including:- Full circle promotion with 12 month price hold period & 12 month maintenance period!- Double clay brick construction- 28 course ceilings throughout- Choice of 3 x Designer Elevations with two tone acrylic render- 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 4.91%+ 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!!

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