

# Lot 230 Edeleweiss Grove, Henley Brook, WA 6055



## House For Sale

Monday, 8 July 2024

Lot 230 Edeleweiss Grove, Henley Brook, WA 6055

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 4

**Area:** 415 m<sup>2</sup>

**Type:** House



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**\$713,170**

Build your BIG dream 4x2 PLUS Theatre home in Henley Brook from \$713,170- 10 mins Swan Valley offering world-class wines, fine dining, cozy pubs, and artisan crafts.- 3 mins to The Brook Bar & Bistro- 3 mins Brabham Primary School- 2 mins Henley Brook Primary School, - 5 mins Ellenbrook Central Shopping Centre- Metronet project linking Henley Brook to the Morley-Ellenbrook Line. - Enjoy easy access with six regular Transperth routes from the Henley Brook bus station.- 17km to Perth airport- 25km to Perth CBDIncluding Endeavour Homes' Standout Features:- Siteworks INCLUDED- Internal paint INCLUDED- Reverse cycle air-conditioning INCLUDED- Stone to kitchen benchtops INCLUDED- 450x450 floor tiling to main area INCLUDED- Sliding mirror robe doors INCLUDED- Texture coat render to front elevation- 600mm Artusi electric oven, stainless steel gas cooktop and rangehood- Fencing & front landscaping- Remote double lock up garage- Lifetime structural warranty- Security of a financially stable builder- Solid, double vertical core brick construction with Colorbond roof\*House and land sold separately. The entity holding a real estate licence which has been appointed by Peet Limited ABN 56 008 665 834 or a subsidiary of it to sell land within the applicable State or Territory acts as agent for the sale of the land only. Buyers must enter into a separate contract with the builder, and the builder is responsible for all matters relating to the building contract and the house. Prices shown may include rebates for the fulfilment of separate conditions under the land contract, and information provided by the builder maybe subject to eligibility criteria and other terms and conditions. Buyers should review each of the land and building contracts carefully and make their own enquiries. It is recommended that buyers obtain independent advice before proceeding. Illustrations and information are intended to be indicative only and are believed to be correct at the time of publication. Peet Limited ABN 56 008 665 834 reserves the right to withdraw or alter any package at any time without notice at its absolute discretion. Estimated costs for the package are indicative only and other costs and fees are payable, including but not limited to: transfer (also known as stamp) duty, settlement/registration fees, legal/conveyancing fees, finance costs, siteworks, engagement of any consultants, approvals, connection for services and variations. Prices and lot information correct as at 1/05/2024 and already have had the First home Owner's Grant Taken off the price