

Lot 4/61 Leura Street, Nedlands, WA 6009



House For Sale

Sunday, 23 June 2024

Lot 4/61 Leura Street, Nedlands, WA 6009

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 168 m2

Type: House



Charles Innes

0415105454

\$1,040,720

Calling all downsizers or first home buyers who wish to live in the Nedlands catchment for \$1mil There are 3 blocks available each with their unique characteristics. Call me to secure a block and customize a design to suit - 0415 10 5454

***** Since 2006, Redink Homes has provided exceptional service to guide your building journey. From finding a block and custom designing your home to offering finance options, we work closely with you throughout the whole process to deliver exactly what you and your family desire. Scott Park chose 'red ink' as the symbol for our whole ethos: inviting input and welcoming your changes. So if you're serious about changing the way you live, make the change with us. After all, it's your home, it's your choice.

TRUE TURNKEY PACKAGE MODERN FEATURES INCLUDE: REDINK HOMES PREMIUM INCLUSIONS:

- Personalised Interior Design Consultation or streamline colour selections for investors.
- COLORBOND custom Orb steel roof, gutters, fascia and downpipes
- Acrylic render to front elevation (two colours)
- 3 choices of cornice throughout
- 20mm Ambassador benchtops from builders standard range with 300mm breakfast bar overhang
- Feature undermount stainless steel sink with feature chrome mixer tapware in chrome and matt black
- 900mm stainless steel gas hotplate
- 900mm stainless steel canopy flumed rangehood
- 20mm Ambassador benchtops from builders standard range (bathroom/ensuite/WC)
- Hobless showers throughout (including reflux valve where necessary)
- Semi-frameless shower screens with pivot door
- 20mm Ambassador 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***

For lot details and design CUSTOMISATION please call Charles on 0415 10 5454 or email charles@redinkhomes.com.au

***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.