

**Lot 583/2 Joust Way, Brabham, WA 6055**



**House For Sale**

Monday, 1 July 2024

Lot 583/2 Joust Way, Brabham, WA 6055

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 338 m2**

**Type: House**



Charles Innes

0415105454

**\$665,310**

Call me to discuss the floorplan and be ready to place an offer Charles 0415 105454 We can assist with negotiation on land and have finance broker on stand by This package comprises LAND, SITE WORKS and HOUSE WITH REDINK HOMES YOU'LL ENJOY A CUSTOMISED DESIGN TO SUIT YOUR BLOCK. HERE ARE SOME OF OUR INCLUSIONS: Personalized Interior Design Consultation COLORBOND custom Orb steel roof, gutters, fascia, and downpipes Acrylic render in two colors for front elevation 75mm Cove cornice throughout 20mm Ambassador Stone benchtops with a 300mm breakfast bar overhang Feature under-mount stainless steel sink with chrome mixer tapware 900mm stainless steel gas hotplate and canopy flued rangehood 700mm high tiled splashback with 200mm high splashback 20mm Ambassador Stone benchtops in bathroom/ensuite/WC Hobless showers with reflux valve where necessary Semi-frameless shower screens with pivot door 2100mm high tiling to showers 20mm Ambassador Stone benchtops in the laundry Modern light switches in your choice of grey or white BUILDING NEW OFFERS SEVERAL ADVANTAGES OVER BUYING ESTABLISHED HOMES: Significant savings on stamp duty\* Depreciation schedule assistance, resulting in lower taxes \$10,000 First Home Owner Grant (FHOG) from the government Less competition when purchasing land Customization and personalization to fit YOUR needs More energy-efficient designs, minimizing ongoing costs Possibilities for home automation New warranties and reduced maintenance, plus more. For a detailed list, CALL me on 0415 105454. House & Land Disclaimer: A building contract will be entered into with Redink Homes for the home construction and site works and a separate land contract must be entered with the land owner as Redink Homes do not own the land. The listed lot is available at the time of print however may be sold by the owner without notice. If this is to occur a similar sized and priced lot may be offered and the package price will be adjusted accordingly. 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. 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