

Lot 121 Breakwater Grove, Champion Lakes, WA 6111



House For Sale

Tuesday, 28 May 2024

Lot 121 Breakwater Grove, Champion Lakes, WA 6111

Bedrooms: 4

Bathrooms: 2

Type: House



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0412371245

\$553,196

First home buyer or forever home? Downsizer or investor? You have just found the PERFECT HOME! This titled lot with plans ready to go for a spacious 4X2 with a Theatre, or design something new! Are you sick of searching the internet looking at OLD homes other people have lived in. Going to home opens to just be out bid on price! Second hand homes are like second hand cars, it will end up costing you a lot more money in maintenance in the long run. Why not just build a brand new home! You will have the keys to your new home in 6-8 months from slab down. Backed by our 25 year structural guarantee. **BROOKSIDE WATERS** Situated alongside the serene banks of the Wungong river system in Champion Lakes, with effortless access to the Armadale City Centre and a host of diverse and awarded education facilities, the new Brookside Waters boutique estate offers an unparalleled balance of convenience and tranquillity. This community offers a rare lifestyle that is becoming harder to secure – a peaceful, community centric location without having to sacrifice convenience and the necessary amenities. Trilogy Finance is our trusted go to for all your finance needs. They offer a systemised and streamlined service to ensure that you don't have to deal with any of the stress that is normally associated when organising finance to take out a new home loan. No Deposit? No worries! We have low deposit finance options that can secure you a house and land package with only \$2000. First Home Buyers, take advantage of the \$10,000 government grant to build and ZERO Stamp duty. (Only for building) **TURNKEY INCLUSIONS FROM IDEAL HOMES:** Stone bench tops throughout Dishwasher recess LED downlights Double clay brick construction Premium European inspired fitting Colorbond roof, fascias, gutters downpipes Gas boosted instantaneous 6 star Hot Water Unit NBN ready Communication package China basins to bathrooms Noise reducing 5mm thick glass Soft closers to cupboards and drawers Choice of roof tiles or colourbond Glass framed pivot shower screens to bathroom & ensuite Paving provide to driveway, porch, path to entry and alfresco 25-year structural guarantee Generous site works allowance including soak wells **BONUS INCLUSIONS:** Reverse Cycle Air conditioning throughout Internal wall painting throughout Stunning front elevation Generous flooring allowance for your choice of tiles or wooden boards to main living areas Generous window treatment allowance for your choice of blinds Quality carpets (includes underlay) to all rooms High ceilings to main living areas and entry (31c) High ceilings to garage - perfect for 4WDs Double Mirrored sliding robes to all rooms Chef's Kitchen complete with Italian 900mm appliances and overhead cupboards to kitchen and scullery! Amazing open plan dining, kitchen, family overlooking alfresco area Master Suite with Huge Walk-In Robe and beautiful luxurious ensuite Front Landscaping / Fencing Package Included by developer Plus much MORE! **House & Land Disclaimer:** The land advertised in this package is not owned by Ideal 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. 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. Bonus inclusions advertised are promotional and may not apply at time of enquiry so please call the agent for full information on current promotions. Prices specified may vary and be subject to change once all site works plans are completed and the current market value of the land and other relevant costs are taken into consideration. Ideal Homes and the owner of the land reserve the right to alter the home, land and site works prices. Advertised price includes FHOG