

# Lot 139 Spinifex Way, AVON RIDGE, Brigadoon, WA 6069



## House For Sale

Wednesday, 12 June 2024

Lot 139 Spinifex Way, AVON RIDGE, Brigadoon, WA 6069

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1 m2

Type: House



George Strnadica  
0895991500

**\$801,880**

A modern farmhouse floor plan that is spacious and light filled, suited to 25m + wide lots! Ideally suited to acreage lots and inspired by our Rural Retreat Range of spacious country-style homes, the Waratah home is our farmhouse floor plan that is feature-packed with modern inclusions. Inspired by the architecture of, bigger is better farmhouse living - large rooms, high ceilings and open space - this uniquely Australian range is also priced within reach of modern family home buyers. Combining the best aspects of a farmhouse floor plan, the Waratah includes four generously sized bedrooms, well-appointed bathrooms, a home theatre and a large open plan living area with gourmet kitchen. Feature-packed the Waratah boasts standard inclusions second to none, and a tonne of "extras" at no extra cost, like 31c high ceilings to the main living area, floor coverings and solar. With a modern elevation, double lock-up garage and all-weather alfresco area under the main roof, the Waratah delivers great value for money and perfect for people looking to make the tree change to surround themselves with trees - not neighbours! Of course, while we know great value is all about affordability, at Shelford Homes we also believe that great value means never compromising on quality, which is why the Waratah, is backed by our Shelford Build with Confidence Guarantee and our rock-solid Shelford Lifetime Warranty and comes complete with our ultimate specification - no tricks, no gimmicks, no kidding! Features of the Waratah - a farmhouse design by Shelford Quality Homes • Fully Ducted Reverse Cycle Air Conditioning • 6.6kw Solar Package • Electric Boosted Solar Hot Water System • Floor Covering and Blinds • Home Security Package • 20mm Caesarstone Kitchen Bench Tops • 31c High Ceilings to Living Areas • 900mm Stainless Steel Cooking Appliances • Soft Closing Doors • Choice of Designer Tapware • LED Lighting Package • Full Height Vinyl or Mirrored Sliding Robes • 28c High Ceilings to Alfresco and Garage • Acrylic Render to The Front Elevation • 25 Years Structural Warranty • Bonus fencing & 4.2m front gate • Includes underground power & scheme water • Plus Much More! Call George Strnadica today for more information about this exciting house and land package. As your one stop home building shop, we can also help simplify your finance options and access the Western Australian First Home Owner's Grant if you're eligible. PLEASE NOTE: \* Photos are for illustrative purposes only and may depict fixtures, features and finishes not included in the specification or advertised price. \*\* Price is subject to change when site works, engineering and a 6-Star Energy Assessment are taken into consideration. \*\*\* The land advertised in this package is not owned by Shelford Quality Homes and must be purchased through the developer and/or selling agent. Of course, Shelford Quality Homes can help you negotiate the purchase of the land as part as the advertised house and land package. Alternatively, you may purchase the land directly from the developer and/or selling agent. \*\*\*\* Whilst the land was available at the time of listing this package for sale, neither Shelford Quality Homes nor the developer and/or selling agent guarantee the land will still be available at the time of enquiry.