

**Lot 2482 Blueberry Loop, Byford, WA 6122**



**House For Sale**

Monday, 4 December 2023

Lot 2482 Blueberry Loop, Byford, WA 6122

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 388 m2**

**Type: House**



Steven Siu

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**From \$518,790\***

Byford offers a mix of residential, commercial, and recreational amenities. The suburb has schools, parks, shopping centers, and other essential services to cater to its growing population. Its proximity to nature reserves and scenic landscapes adds to the appeal of the area. All you need to do is just hit the "Get in Touch" button and I'll call you straight back. Redink is offering a 10-MONTH BUILD TIME GUARANTEED. Don't Miss Out This Fantastic Opportunity! Terms and conditions apply. Build your brand new energy-efficient home with DOUBLE GLAZING and Daikin ducted AC included! EXCITING PROMOTIONAL OFFER- LIMITED TIME ONLY! Daikin Reverse Cycle Ducted Aircon and double-glazed Windows with Argon gas INCLUDED! Experience year-round comfort through reverse cycle ducted air conditioning and enjoy energy-efficient living with double-glazed windows. That's \$35,000 of additional value included in this home! Inclusions: - Personalised Interior Design Consultation - COLORBOND custom Orb steel roof, gutters, fascia and downpipes - Acrylic render to front elevation (two colours) - 75mm Cove cornice throughout - 20mm Essastone benchtops from builders standard range with 300mm breakfast bar overhang - Feature under-mount stainless steel sink with feature chrome mixer tapware - 900mm stainless steel gas hotplate - 900mm stainless steel canopy flume rangehood - 700mm high tiled splashback to behind hotplate with 200mm high splashback to the remainder (from builder's standard range at \$44/m<sup>2</sup> PC) - 20mm Essastone benchtops from builders standard range (bathroom/ensuite/WC) - Hobless showers throughout (including reflux valve where necessary) - Semi-frameless shower screens with pivot door - 2100mm high tiling to showers (from builder's standard range at \$44/m<sup>2</sup> PC) - 20mm Essastone benchtops from builders' standard range (laundry) - Modern light switches in a choice of grey or white

**BUILDING ADVANTAGES OVER BUYING ESTABLISHED**

- Huge savings on stamp duty\*
- Depreciation schedule assists, which means less tax
- \$10,000 FHOG from government
- Less competition in buying land
- Personalise and custom build to YOUR needs
- More energy efficient designs - minimise ongoing costs
- Home automation possibilities
- New warranties and less maintenance

**House & Land 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.