

# Lot 414 Clementine Boulevard, Upper Swan, WA 6069



## House For Sale

Tuesday, 2 April 2024

Lot 414 Clementine Boulevard, Upper Swan, WA 6069

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



Ray Hamilton  
0892081111

**From \$652,990\***

Beat Perth's property price increases and build with Redink Homes today! Perth's property market is heating up. With historically low established listings making it near impossible to purchase it is now more affordable to build in many suburbs. Redink Home's founded in 2006 is part of the Scott Park Group, one of Western Australia's biggest building groups. Backed by Japanese forestry giant Sumitomo forestry company you can have peace of mind that we will be here for the long run. Whether you are a first homebuyer, up-sizer, down-sizer, or investor we have options to suit all budgets and requirements. We also offer the flexibility to customize your home to suit your needs "Your Home, Your Choice" FOR THE MONTH OF APRIL REDINK HOMES IS OFFERING ENERGY EFFICIENT DOUBLE GLAZING FROM \$4,990\* - LIMITED TIME OFFER 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 Essastone 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 Westinghouse appliances -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 -20mm Essastone 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 LOCATION:Clementine is nestled on the banks of the picturesque Ellen Brook reserve in the Upper Swan region. Featuring spacious homestead-style blocks, Clementine offers relaxed living, extensive green parklands and community spaces including an open-air pavilion and restored cottage - all just 35km from Perth's CBD. Located on a former vineyard rich in family history, the new estate is also just minutes from all the wineries, breweries, and restaurants the Swan Valley has to offer. If you would like to take the next step on owning this brand-new dream home, then please contact me on 0427 909 736 or click Enquiry Now and we will be happy to give you more information. 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.