

# Lot 476 Lyrebird Road (Celebration Homes), Eglinton, WA 6034



## House For Sale

Thursday, 13 June 2024

Lot 476 Lyrebird Road (Celebration Homes), Eglinton, WA 6034

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 313 m2**

**Type: House**



Celebration Homes  
0892022300

**\$702,350**

Are you looking at building your own home? Choose a home builder you can trust to be there in the long run. Celebration Homes are backed by over 1300 5-star reviews from real homeowners, giving you more peace of mind that you're in good hands. Plus, with over 1200sqm of design choices & inspiration in our showroom Home Collective, you can experience more selections than anywhere in WA, to help create a home that's a little more you. \*\*\*With alternative plans that suit this block, get in touch today to find out more information.

**WHAT'S INCLUDED?**

- 4x2 open plan living design
- Study Nook
- Cinema
- Panasonic reverse cycle ducted air-conditioning
- Flooring throughout
- 30c ceiling throughout
- Your choice of 6 elevations
- Front landscaping & fencing
- High quality home security from Jason Windows & Doors
- Plus a HUGE list of standard inclusions!

**BUILDING ADVANTAGES OVER BUYING ESTABLISHED**

- More savings\* (stamp duty & government grants)
- More choice in location & less competition
- More market-leading inclusions
- Personalise your home to be a little more you
- More collaboration & involvement in your journey
- More energy efficient opportunities
- Everything is new (with warranties & structural guarantees)

**THE CELEBRATION HOMES DIFFERENCE**

- Peace of mind & security of building with the ABN group - owned & managed by Dale Alcock.
- Award-winning customer experience (with 1,300+ 5-star reviews from real Celebration Homeowners)
- Partnerships with WA's most reputable land developers, offering more access to exclusive land - not available elsewhere.
- A home that's built to last. Quality materials from brands you trust, expertly built by experienced products and skilled trades at every stage
- 1200sqm of design choices & inspiration to make your home a little more you, at Home Collective.
- Expert advice from builders, developers, finance brokers, designers and stylists - all under one roof.

Whether you're a first homeowner, building your next family home or an investor, we're here to help you create a home that is a little more you. Ready to experience more? Enquire now to get started! \*\*\*DISCLAIMER\*\*\*\*Full retail price \$703,350. Advertised adjusted price includes \$1000 developer rebate. Terms & conditions apply. Visit website for details <https://www.celebrationhomes.com.au/disclaimers/> © The Copyright of this design is the sole property of Celebration Homes and there is no implied licence for its use for any purpose. 27c ceilings applies to Porch, Garage and Alfresco. Celebration Homes is not the owner of the land. Celebration Homes has permission from the owner of the land to advertise the land. The land price does not include transfer duty, settlement costs and any other fees or disbursements associated with the settlement of the land. Block and building dimensions may vary from the illustration. The design is subject to developer guidelines and/or council requirements such as R-Codes. 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 and Celebration Homes and the owner of the land reserve the right to alter the home, land and site work prices. The information and pricing is correct at time of publication. The elevation and imagery are for illustrative purposes only and the elevation is not included in the price of the building (unless specified). The illustrations will depict features not included as standard features for this building or not supplied by Celebration Homes including but not limited to elevation features, landscaping features such as planter boxes, turf, letterbox, outdoor areas, retaining walls, water features, pergolas, screens, gates, fences, paving, decking, feature lighting, and BBQs. This may also include items such as decorative items and window coverings. At the time of printing/publishing [11/6/24] the price was correct and the land was still available for sale. In the event the land is no longer available, a New Homes Consultant will provide alternative options. Celebration Homes. BC 5409.