

# Lot 68 Mallacoota Pde, Anketell, WA 6167



## House For Sale

Tuesday, 2 April 2024

Lot 68 Mallacoota Pde, Anketell, WA 6167

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 460 m2**

**Type: House**



Steven Siu

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**From \$645,990\***

Treeby Park is a sheltered community rooted in the value of simple living. Part of the burgeoning network of adjoining estates in the Anketell region, Treeby Park offers a retreat from the stress of city life, with a region of permanent bushland providing a natural buffer between the estate and nearby Kwinana Freeway. The available land for sale in Anketell is situated in a prime location with easy access to major transportation routes, including the Kwinana Freeway and the Tonkin Highway. The area also benefits from proximity to essential amenities such as schools, shopping centers, COSTCO, hospitals, and recreational facilities, making it an attractive option for families. Don't Miss Out This Fantastic Opportunity! Terms and conditions apply\* 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 Stone Ambassador 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 Westinghouse stainless steel canopy flume rangehood - 700mm high tiled splashback to behind hotplate with 200mm high splashback to the remainder (from builders' standard range at \$44/m<sup>2</sup> PC) - 20mm Stone Ambassador 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 builders' standard range at \$44/m<sup>2</sup> PC) - 20mm Stone Ambassador 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

If you would like to take the next step on owning this brand new dream home, please contact Steven on 0450166289. If not suitable, phone Steven regarding other packages.

**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 Homeowners 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.