

# Lot 959 Gambetta Road, Yalyalup, WA 6280



## House For Sale

Saturday, 13 April 2024

Lot 959 Gambetta Road, Yalyalup, WA 6280

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 452 m2

Type: House



Rod Druce

0411642800

**FROM \$670,600**

Discover the perfect blend of down south living and modern convenience at Embark, a premier land estate nestled in the heart of Yalyalup. Offering a variety of premium land options, Embark is designed for those who dream of building their own slice of paradise surrounded by natural beauty. Just moments away from the stunning beaches of Busselton and the renowned Margaret River wine region, this estate provides the ideal backdrop for a lifestyle where every day feels like a holiday.

**LOCATION FEATURES-** 10 minutes from the Busselton Foreshore and the waters of Geographe Bay- 4 minutes to Georgiana Malloy Anglican School- 9 minutes to the Busselton CBD and historic Busselton Jetty- Surrounded by well maintained parks- 4 minutes to Bovell Oval and Busselton Football and Hockey Clubs- 30 minutes to Dunsborough and 40 minutes to Margaret River Your dream lifestyle awaits with endless possibilities, this is the perfect place to call home with everything you need right at your doorstep!

**WHAT'S INCLUDED?-** BONUS floor coverings- BONUS 30c high ceilings throughout\*- Choice of elevation - Daikin ducted reverse cycle air-conditioning with MyAir smart system controller- Deluxe kitchen specification - incl. double bowl undermount sink, overhead kitchen cupboards with integrated rangehood and 1000mm wide island bench- COLORBOND® steel roof, garage door, fascia, downpipes and gutters in designer colours- 900mm stainless steel kitchen appliances- Choice of premium mixers to kitchen, bathrooms and laundry- LED lighting throughout- A kitchen locally designed and built by The Maker Designer Kitchens- Built by qualified and experienced tradespeople- Access to all the design choices and inspiration of our showroom, Home Collective- Peace of mind & security of building with the ABN group - owned and managed by Dale Alcock- 12-month service warranty and 25-year structural guarantee!- Plus heaps more...With excitement about the future of this area, packages are selling quickly. So if you'd like to find out more about the perfect location to call home, enquire with me today! Not only do I have this great package, but I can also help with a great broker, Resolve Finance. Resolve are ABN Group's award winning, in-house brokerage and I would love to put you in contact with one of our brokers.

**\*\*\*DISCLAIMER\*\*\*\*** Full retail price \$670,600. Terms & conditions apply. High ceiling throughout the entire home at 30c. Garage at 27c. © The Copyright of this design is the sole property of Dale Alcock Homes and there is no implied licence for its use for any purpose. Dale Alcock Homes is not the owner of the land. Dale Alcock 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. 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 Dale Alcock 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 Dale Alcock 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, BBQs and outdoor kitchens. At the time of printing/publishing [11/04/24] the price was correct and the land was still available for sale. Any distances referenced have been calculated via Google Maps, and are provided as a guide only. Dale Alcock Homes BC 5409.