

# Wembley Downs Proposed Home and Land Package, Wembley Downs, WA 6019

## House For Sale

Wednesday, 29 May 2024

Wembley Downs Proposed Home and Land Package, Wembley Downs, WA 6019

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 349 m2

Type: House



Humphrey Mhlope

0435247868

## Starting From \$2,500,000\*

This Wembley Downs home and land package offers an exceptional blend of convenience and natural beauty. Residents enjoy the best of coastal living, with both Scarborough Beach and City Beach just a 7-minute drive away, perfect for leisurely seaside escapes. The suburb's proximity to the Wembley Golf Course, only 3 minutes away, makes it an ideal location for golf enthusiasts. Additionally, Lake Monger, a popular spot for outdoor activities, is just a 10-minute drive. Everyday necessities are easily met with the Boulevard IGA only 5 minutes away, and families benefit from the suburb's close proximity to top educational institutions, such as Hale School, just 3 minutes from home. Wembley Downs seamlessly combines tranquility, convenience, and community charm.

7 minutes to Scarborough  
7 minutes to City Beach  
3 minutes to Wembley Golf Course  
10 minutes to Lake Monger  
5 minutes to Boulevard IGA  
3 minutes to Hale School  
17 minutes to Perth

About Yatta Homes! Buying your own home is one of life's most valued experiences. At this very moment, we understand that you have visions of your future lifestyle. Not only a lifestyle of ambition, yet the small enjoyments in everyday moments. Your home is an extension of your personality and your sanctuary. We're here to make that happen. What makes us different? We help your visualisations come to life with customised, personal experiences. In a solidified, buoyant market, we have a variety of property types and sizes for every lifestyle that can be customised to suit you. Experience the difference at Yatta Homes. We take pride in ourselves and project this onto our work.

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HOUSE AND LAND PACKAGE  
Images advertised are for illustrative purposes only. Photographs and floor plans may not be truly representative of final designs. Elevations as pictured are not included. Some fixtures, features and landscaping may not be supplied by the builder, please call the agent for full information. The land advertised in this package is not owned by Yatta Homes and can be purchased directly from the Developer/Owner. The land may no longer be available at the time of your enquiry and may be sold by the owner without notice. Yatta Homes may receive a marketing referral from the Developer/Owner of the land, and this may or may not be credited towards the house and land package. Yatta Homes have authority by the landowner to include the land price for demonstrational purposes only. Yatta Homes works closely with the Developer and/or their Selling Agent and will gladly assist to offer a similar sized and priced lot and the package prices adjusted accordingly. The house design may vary to comply with design guidelines, DAP's, estate covenants or any other land developer requirements. Any cost associations for the changes that might be needed will be paid for by the purchaser. A Lump Sum Build Contract (LSBC) contract will be entered into with Yatta Homes for the home construction and site works, and a separate land contract must be entered into with the partnered developer as Yatta Homes do not own the land.