



Alkimos Beach, 4x2x2 + Theatre , 300 sqm, Classic Plus

ID: MK9177846111

Total Price : 742,329.00

House price AU\$ 337,329.00

Land price AU\$ 405,000.00



4 bed



2 bath



200.83 m²



375 m²

Welcome to Alkimos, a brand new community that will change your perception of Eglinton, Western Australia. Just 20 minutes north of Joondalup, Alkimos offers a refreshing neighborhood experience with a touch of familiarity. As you explore Alkimos, you'll be greeted by tree-lined streets, cul-de-sacs, and spacious family-sized blocks, perfect for those seeking a serene and inviting atmosphere. The community has been thoughtfully designed to foster a strong sense of community and connection, making it an ideal choice for families and property investors alike. Situated approximately 44 kilometers north of Perth's central business district, Alkimos enjoys a prime location on the stunning Indian Ocean coastline. The suburb is characterized by native banksia woodland, scrubland, and heath, showcasing the natural beauty of the Swan Coastal Plain. Residents can indulge in the beauty of their surroundings while enjoying the convenience of nearby amenities and facilities. Beyond the scenic landscapes, Alkimos offers an array of lifestyle options. Bike paths provide opportunities for outdoor activities and exploration, encouraging an active and healthy lifestyle for residents of all ages. The suburb also benefits from proximity to Joondalup, a vibrant hub offering shopping centers, dining options, entertainment venues, and reputable educational institutions. For property investors, Alkimos presents an exciting opportunity to be part of a growing community with great potential for long-term value. With its welcoming ambiance, natural surroundings, and convenient location, Alkimos is a place where families can thrive and investors can find promising prospects. Don't miss the chance to be part of this blossoming community. Explore Alkimos and discover the beauty and potential it holds for you.



Elevation A



Elevation B



Elevation C

Specifications

- Selection of remote control sectional garage door
- Blue pine roof timber
- Structural engineers site report (standard block)
- Site contour survey
- Power connection allowance
- Sewer connection allowance
- Water connection allowance
- Shire building fees
- Re-peg allowance
- Termite treatment
- Concrete pump (standard block)
- Gas connection allowance

Interior

- Mirrored sliders to all robe recesses
- Soft close drawers
- ABS edging to cabinets and shelving
- Lever door handles
- 450 x 450 porcelain tiles & carpets
- Blinds throughout
- Stone benchtops to Kitchen only
- European fixtures and fittings

Kitchen (includes scullery where applicable)

- Mirrored sliders to all robe recesses
- Soft close drawers
- ABS edging to cabinets and shelving
- Lever door handles
- 450 x 450 porcelain tiles & carpets
- Blinds throughout
- Stone benchtops to Kitchen only
- European fixtures and fittings

Construction Specifications

- Mirrored sliders to all robe recesses
- Soft close drawers
- ABS edging to cabinets and shelving
- Lever door handles
- 450 x 450 porcelain tiles & carpets
- Blinds throughout
- Stone benchtops to Kitchen only
- European fixtures and fittings

Electrical

- Mirrored sliders to all robe recesses
- Soft close drawers
- ABS edging to cabinets and shelving
- Lever door handles
- 450 x 450 porcelain tiles & carpets
- Blinds throughout
- Stone benchtops to Kitchen only
- European fixtures and fittings

Doors & Windows

- Mirrored sliders to all robe recesses
- Soft close drawers
- ABS edging to cabinets and shelving
- Lever door handles
- 450 x 450 porcelain tiles & carpets
- Blinds throughout
- Stone benchtops to Kitchen only
- European fixtures and fittings

Ensuite, Bathroom, toilet & Laundry

- Mirrored sliders to all robe recesses
- Soft close drawers
- ABS edging to cabinets and shelving
- Lever door handles
- 450 x 450 porcelain tiles & carpets
- Blinds throughout
- Stone benchtops to Kitchen only
- European fixtures and fittings

Inclusions

- Stone benchtops: Kitchen,Laundry,Ensuite,Bathroom
 - Garage: Garage - Remote control
 - Living room ceiling height: 28c cm
 - Garage ceiling height: 25c cm
 - Alfresco ceiling height: 25c cm
 - Front Elevation: Acrylic texture render
 - Kitchen Appliances Upgrade to the value of AU\$
 - Water tap to Fridge recess: No
 - Shower recess: hobless
 - Main Flooring: 450 x 450 mm Tiles
 - Carpets to Bedrooms and Theatre: Builders Standard Range, with 8mm Dunlop underlay
 - Internal Paint: 1 sealer, 2 coats
 - Windows: Single Glazing
 - Window Treatments: Vertical blinds
 - LED Lighting: Light for Light replacement
 - Alarm:
 - Air-Conditioning: ducted reverse cycle Air-Conditioning
 - Finishing items: Fold-up 2-tier Washing line,Additional landscaping
 - Front & Rear Landscaping: Yes
 - Fencing to 3 sides: Yes
 - Siteworks Allowance: Provisional Siteworks
 - Additional Appliances:
 - Including: earthworks,soil and contour report,Stormwater Disposal,Engineers Details,Council Crossover
 - Additional Paving: In front of Laundry
 - Robe doors: Vinyl with Aluminium frame
 - Kitchen sink: Above mount
 - NBN: Available
- Classic Kitchen with freestanding stove, rangehood, high gloss two tone cabinetry, extensive drawers - European Shower heads
 - Larger wet area tiles - Ensuite with single designer vanity and high gloss cabinetry - Bathroom with single designer vanity and high gloss cabinetry

Construction and warranty

Construction method: Double brick

Structural warranty: Lifetime

CBD: 44 km
Airport: 58 km
Medical centre: 1 km
Beach: 1 km
Shopping: 1 km
Freeway: 1 km
Train station: 1 km
Public transport: 1 km

Schools

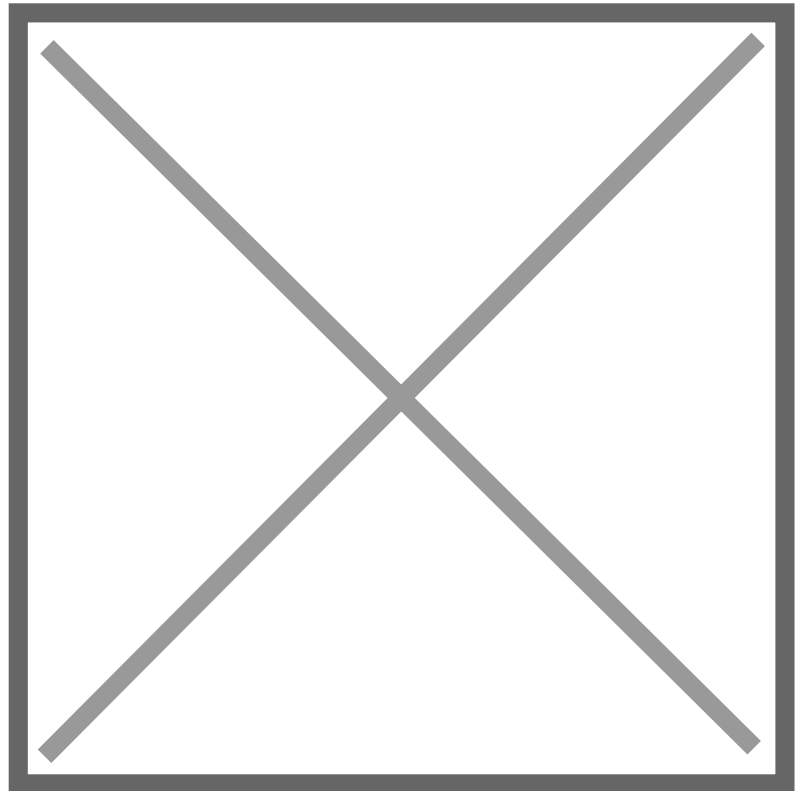
Whether you're a growing family or just planning for the future, it's good to know there's a variety of great primary and secondary schools already close by, and more on their way. - Yanchep Lagoon Primary School and Yanchep Secondary College are just 6 minutes north - Northshore Christian Grammar School and St James' Anglican School are both within 5 minutes south - Shorehaven Primary School is just 4 minutes from Elavale Our community also has a proposed primary school site, set to one day provide a school even closer to home.

Shopping options

Construction has begun on the future Eglinton Town Centre precinct, and set to feature commercial and retail sections, including street-based retail surrounding the future Eglinton Train Station. Head south along Marmion Avenue, and you'll find The Gateway Shopping Precinct in just a few minutes. From IGA to newsagents, takeaway options to medical services, there's no shortage of everyday essentials. Located just an 8 minute drive north you can find Yanchep Central Shopping Centre, featuring Woolworths, a pharmacy, food outlets and more.

Medical services

Head south along Marmion Avenue, and you'll find medical services at the Gateway Shopping Precinct in just a few minutes.

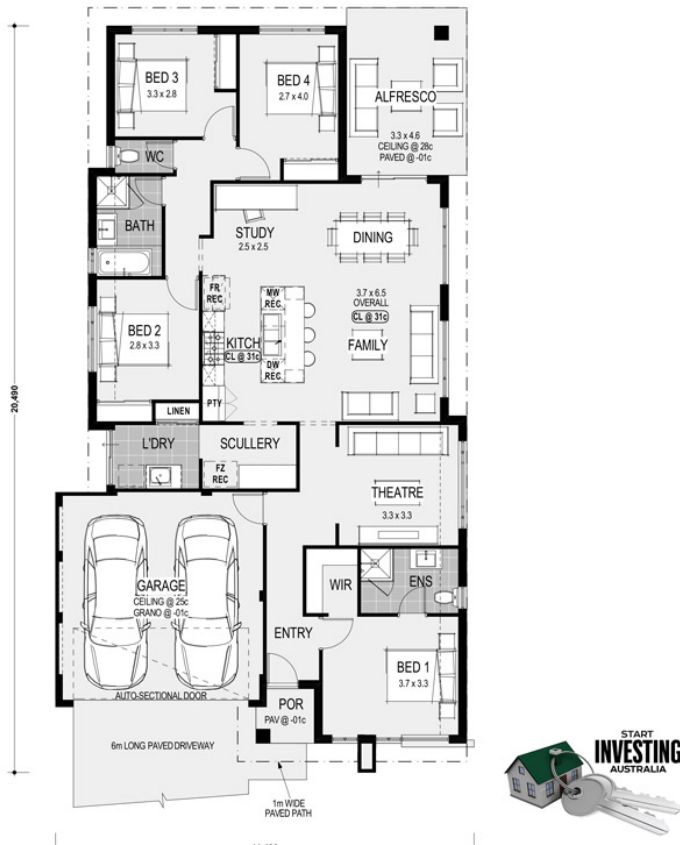


Location: Graceful Boulevard, Alkimos, Western Australia, 6038, Australia

Incentive Picture 1



House Plan 1



Color Board :Luxe

Complimentary Luxe Finishes

Luxe Exterior Finishes

PERIMETER RENDER - LUXE EXTERIOR PALETTE

CLADDING - LUXE EXTERIOR PALETTE

PAVING - DEW

ENTRY DOOR FRAME - LUXE EXTERIOR PALETTE

LANDSCAPE - LUXE EXTERIOR PALETTE

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LANDSCAPE - LUXE EXTERIOR PALETTE

Luxe Kitchen Finishes

BENCHTOP - CARRERA WHITE

STONE - COTTON WHITE

SPILLBACK - LUXE KITCHEN PALETTE

LAMINATE - LUXE KITCHEN PALETTE

Luxe Main Flooring

MAIN FLOOR TILE - LUXE MAIN FLOORING PALETTE

LAMINATE - LUXE MAIN FLOORING PALETTE

Luxe Bathroom Finishes

STONE - COTTON WHITE

WALL TILE - WHITE GLOSS

FLOOR TILE - LUXE BATHROOM PALETTE

LAMINATE - LUXE BATHROOM PALETTE

Color Board :Urban

Complimentary Urban Finishes

Urban Exterior Finishes

PERIMETER RENDER - URBAN EXTERIOR PALETTE

CLADDING - URBAN EXTERIOR PALETTE

PAVING - DEW

ENTRY DOOR FRAME - URBAN EXTERIOR PALETTE

LANDSCAPE - URBAN EXTERIOR PALETTE

LANDSCAPE - URBAN EXTERIOR PALETTE

LANDSCAPE - URBAN EXTERIOR PALETTE

Urban Kitchen Finishes

BENCHTOP - CARRERA WHITE

STONE - COTTON WHITE

SPILLBACK - LUXE KITCHEN PALETTE

LAMINATE - LUXE KITCHEN PALETTE

Urban Main Flooring

MAIN FLOOR TILE - URBAN MAIN FLOORING PALETTE

LAMINATE - URBAN MAIN FLOORING PALETTE

Urban Bathroom Finishes

STONE - COTTON WHITE

WALL TILE - WHITE GLOSS

FLOOR TILE - URBAN BATHROOM PALETTE

LAMINATE - URBAN BATHROOM PALETTE