



## SOON TO COME AGAIN Busselton, 4x2 plus Theatre, 425 sqm, 6% Rental Yield (as per sqmresearch.com.au)

ID: CL7630116

**Total Price : 579,347.00**

House price AU\$ 364,447.00

Land price AU\$ 214,900.00



4 bed



2 bath



205 m<sup>2</sup>



436 m<sup>2</sup>

Busselton is a city on the southwest tip of Western Australia. It's known for its sheltered beach and seasonal humpback whale populations. The beachfront features the 19th-century Busselton Jetty. This wood pier stretches nearly 2km to the Underwater Observatory, where life in a coral reef is on view. To the city's northeast, the towering tuart trees of Tuart Forest National Park are home to 2 species of possum. It's where the water gets bluer, the trees turn into giants, and the beaches are swept clean by mother nature. Home to the longest wooden jetty in the southern hemisphere and the happiest of holiday memories for so many.



Elevation A

# Specifications

## Interior

- Clay Brick internal walls
- 28c high ceilings throughout [as drawn]
- 75mm coved cornice throughout
- Protective corner beading to plaster
- Painted ceilings, cornices, door frames, doors and shelving fronts
- Deluxe profile metal door frames
- Flush panel internal doors
- Premium lever door furniture throughout
- Privacy latches to Bathroom and WC doors
- LED lighting package to Entry/Family/Kitchen/Theatre
- Light points to remainder of rooms and passages
- Double power points throughout
- Two hard-wired smoke detectors
- Digital television points to Family/Theatre [where included in design]
- One data/telephone point
- Built-in robes with shelf and rail [as drawn]
- Full height vinyl sliding doors to robes and linen [as drawn]
- Exhaust fans flued to external air
- Carpet from Builder's range to Bedrooms/Study/Theatre
- 450mm x 450mm Floor tiling or vinyl planking from Builder's range to Entry/Family/Kitchen
- Window treatments from Builder's range excluding Ensuite/Bathroom/WC

## Kitchen (includes scullery where applicable)

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- Light points to remainder of rooms and passages
- Double power points throughout
- Two hard-wired smoke detectors
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- One data/telephone point
- Built-in robes with shelf and rail [as drawn]
- Full height vinyl sliding doors to robes and linen [as drawn]
- Exhaust fans flued to external air
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## Ensuite, Bathroom, toilet & Laundry

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- Built-in robes with shelf and rail [as drawn]
- Full height vinyl sliding doors to robes and linen [as drawn]
- Exhaust fans flued to external air
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## Inclusions

- Stone benchtops: Kitchen,Laundry,Ensuite,Bathroom
- Garage: Garage - Remote control
- Living room ceiling height: 31c cm
- Garage ceiling height: 28c cm
- Alfresco ceiling height: 28c cm
- Front Elevation: Sand finish
- Kitchen Appliances Upgrade to the value of AU\$
- Water tap to Fridge recess: Yes
- Shower recess: hobbled
- 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: Standard bayonets
- Alarm:
- Air-Conditioning: Daikin ducted Reverse cycle
- 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,Engineers Details,Council Crossover,Bushfire Attack Level
- Additional Paving: None
- Robe doors: Vinyl with Aluminium frame
- Kitchen sink: Undermount
- NBN: Available

**Solar Cells to the roof:** Provide 6.66Kw PV System

- Essastone benchtops to Kitchen - Essastone benchtops to Ensuite and Bathroom - Vinyl Planking to Main Living - Carpets with Underlay to Bedrooms and Theatre - Vinyl Sliding doors to bedroom robes - Laundry Cabinet with laminated benchtop and inset trough - Soft closing drawers

## Construction and warranty

**Construction method:** Double brick

**Structural warranty:** Lifetime

**CBD:** 2 km  
**Airport:** 7 km  
**Medical centre:** 1 km  
**Beach:** 2 km  
**Shopping:** 1 km  
**Freeway:** 1 km  
**Train station:** km  
**Public transport:** 1 km

**Schools**

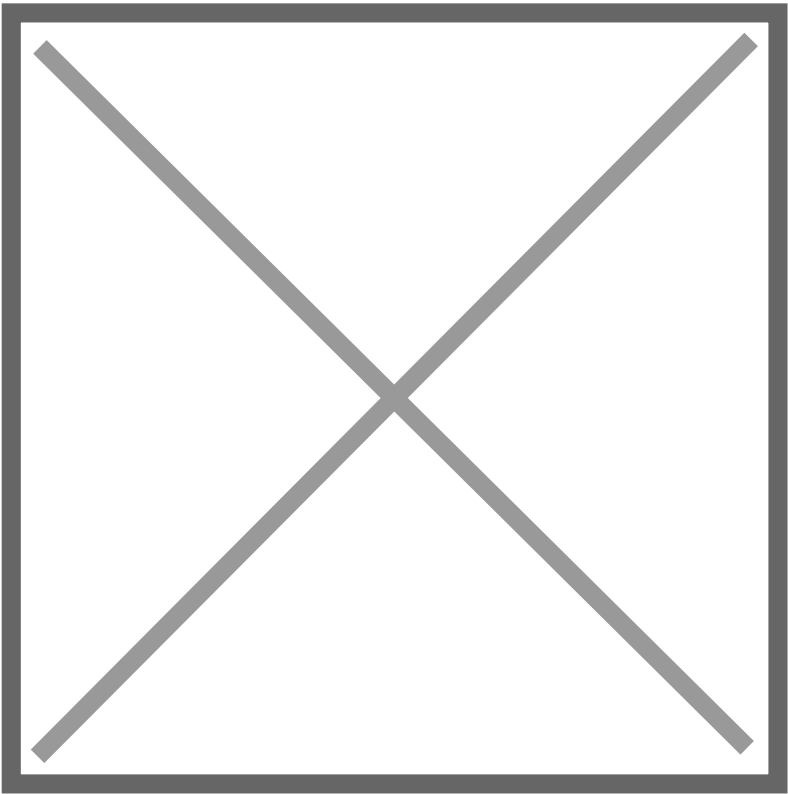
Georgina Molloy Anglican School within walking distance as well as a variety of other public and private, primary and secondary schools in close proximity.

**Shopping options**

many options to shop big or small are in close proximity

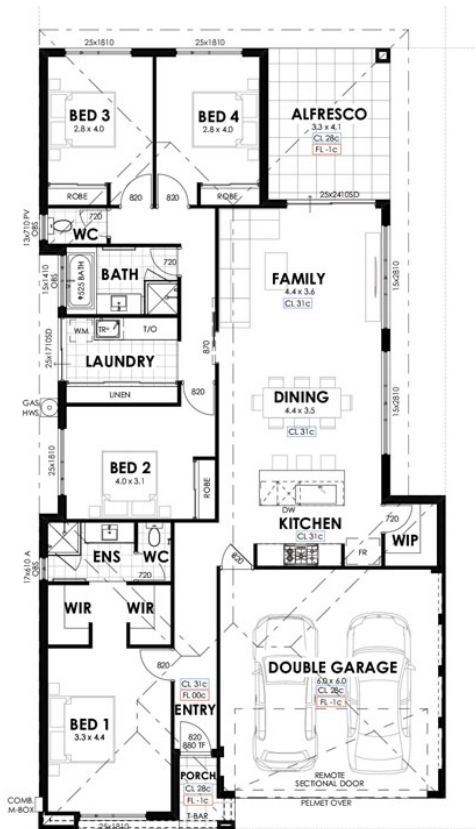
**Medical services**

Hospital Medical Centre Dentist



**Location:**Hawker Approach, Yalyalup, Western Australia, 6280, Australia

**House Plan 1**



AREAS	
HOUSE	151.37 m <sup>2</sup>
GARAGE	37.86 m <sup>2</sup>
PORCH	2.46 m <sup>2</sup>
ALFRESCO	13.53 m <sup>2</sup>
GRAND TOTAL	205.22 m <sup>2</sup>
FLOOR PERIMETER	65.28 m