



SUBURB CURRENTLY SOLD OUT: Byford, 3x2x2 + Scullery, 392 sqm

ID: PH2865742

Total Price : 494,308.00

House price AU\$ 305,308.00

Land price AU\$ 189,000.00



3 bed



2 bath



151 m²



m²

Byford has a warm community feel, but not at the expense of being in a convenient location. With the freeway only 13km away, and Tonkin and South West highways a mere 2km away, access to major city centres is only a short drive from the estate. Getting to Perth is only 35 minutes away via the Kwinana Freeway, and the Byford town centre is just up the road. - Landscaped public open spaces - A magnificent park and open space corridor of more than 19,000m², that will contain a proposed living stream and landscaped parkland with natural pathways and cycle routes that will integrate within the Estate and the Byford Town Centre for all homeowners to enjoy.



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
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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,Subsoil Drainage,Engineers Details,Council Crossover,Extra Gate or Fencing
 - Additional Paving: In front of Laundry
 - Robe doors: Vinyl with Aluminium frame
 - Kitchen sink: Above mount
 - NBN: Available
- o Della Vita Classic Kitchen o Della Vita Designer Scullery (if applicable) o Della Vita Single Designer Vanities to Ensuite & Bathroom

Construction and warranty

Construction method: Double brick

Structural warranty: Lifetime

CBD: 43 km
Airport: 35 km
Medical centre: 1 km
Beach: 30 km
Shopping: 1 km
Freeway: 5 km
Train station: 5 km
Public transport: 1 km

Schools

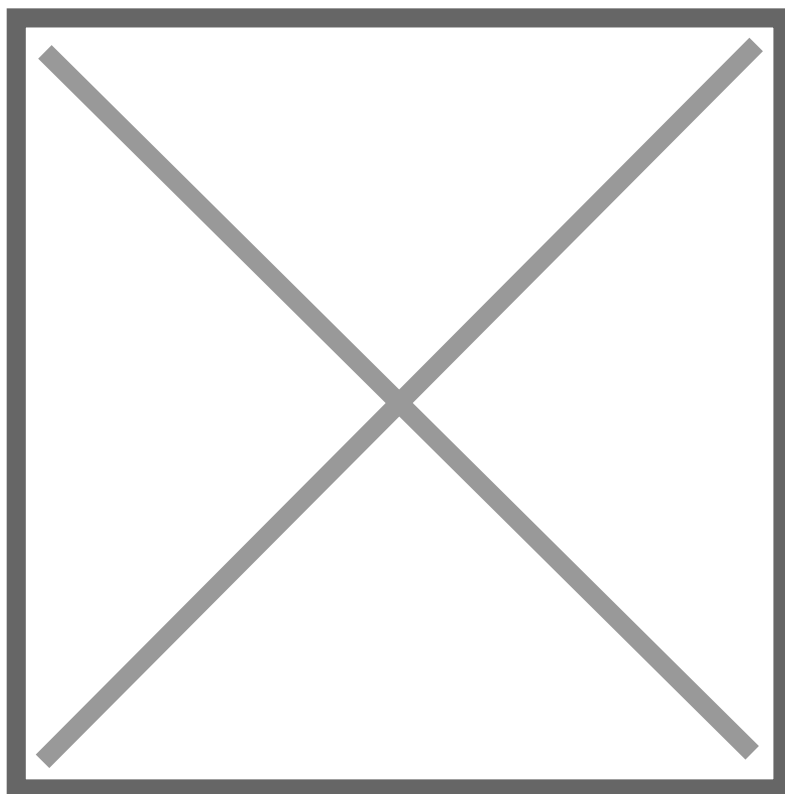
There is a large variety of primary and secondary school options, public and private are only a short walk or drive away.

Shopping options

Close proximity to the established Byford community including major shopping centres, schools, equine facilities and sporting grounds.

Medical services

All sorts of medical services are to be found in Byford, or in the close by Armadale. Armadale also has a Hospital.



Location:Byford, Western Australia, 6122, Australia

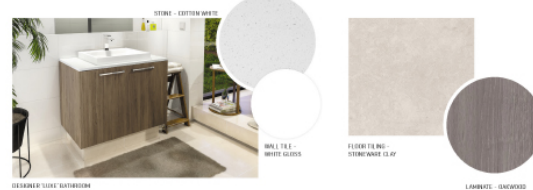
Incentive Picture 1



Color Board :Luxe



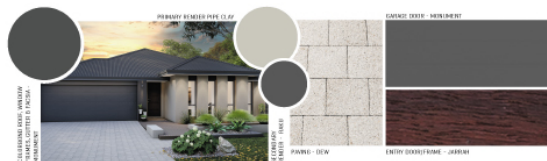
Luxe Exterior Finishes



Color Board :Urban

Complimentary Urban Finishes

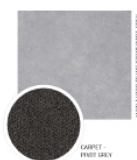
Urban Exterior Finishes



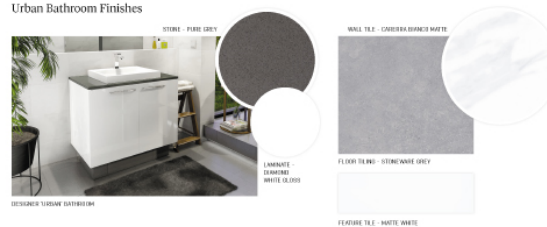
Urban Kitchen Finishes



Urban Main Flooring



Urban Bathroom Finishes



Color Board :Industrial

Experience amazing value with
\$60,000 worth of bonus inclusions.

DESIGNER KITCHEN: 1200MM STONE ISLAND BENCH, OVERHEAD CUPBOARDS, FREESTANDING STOVE AND INTEGRATED RANGE HOOD, HIGH GLOSS OR TWO-TONE CABINERY, EXTENSIVE DRAWERS	-\$30,000	Included
FORD & DONNA FULLY DUCTED REVERSE CYCLE AIR CONDITIONING	-\$1,625	Included
31C HIGH CEILINGS	-\$2,717	Included
450MM X 450MM MAIN FLOOR TILES	-\$6,030	Included
LOOP PILE CARPETS	-\$4,131	Included
DESIGNER SCULLERY	-\$1,700	Included
LED DOWNLIGHTS THROUGHOUT	-\$1,842	Included
ENSUITE: SINGLE DESIGNER VANITY WITH STONE BENCHTOPS AND HIGH GLOSS CABINERY	-\$1,273	Included
BATHROOM: SINGLE DESIGNER VANITY WITH STONE BENCHTOPS AND HIGH GLOSS CABINERY	-\$1,273	Included
DESIGNER LAUNDRY 1M CABINERY WITH STONE BENCHTOP AND INSET 45L TROUGH	-\$1,284	Included
EUROPEAN FLICKMIXER TAPWARE THROUGHOUT	-\$1,583	Included
EUROPEAN SHOWER HEADS	-\$520	Included
BLINDS THROUGHOUT	-\$2,188	Included
LARGER WET AREA TILES	-\$1,305	Included
Grand Total		\$67,480