



## Eglinton, 4x2x2, 315 sqm, Classic Plus

ID: HS906196611

**Total Price : 679,040.00**

House price AU\$ 337,040.00

Land price AU\$ 342,000.00



4 bed



2 bath



191 m<sup>2</sup>



357 m<sup>2</sup>

Embrace the investment potential of Eglinton, Western Australia, a suburb that offers a unique blend of community charm and natural beauty. With a current vacancy rate of approximately 0.5%, Eglinton presents an enticing opportunity for investors interested in house and land packages. Located just 20 minutes north of Joondalup, this brand new community captures the essence of a familiar neighborhood with its tree-lined streets, cul-de-sacs, family-sized blocks, and bike paths. Eglinton's proximity to Perth's central business district, approximately 44 kilometers away, ensures convenient access to urban amenities while enjoying the tranquility of the Indian Ocean coastline. Immerse yourself in the native banksia woodland, scrubland, and heath that typify the scenic Swan Coastal Plain. Discover the growth potential and investment opportunities that await in Eglinton, where nature and community combine to create an exceptional living environment.



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
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## Construction Specifications

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## Electrical

- Mirrored sliders to all robe recesses
- Soft close drawers
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## Doors & Windows

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## 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: 28c cm
  - Alfresco ceiling height: 25c cm
  - Front Elevation: Sand finish
  - 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: Fully ducted reverse cycle air-conditioning
  - Finishing items: Fold-up 2-tier Washing line
  - 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
  - Additional Paving: In front of Laundry
  - Robe doors: Vinyl with Aluminium frame
  - Kitchen sink: Above mount
  - NBN: Available
- Designer Kitchen with freestanding stove, overhead cupboards, integrated 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

## 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

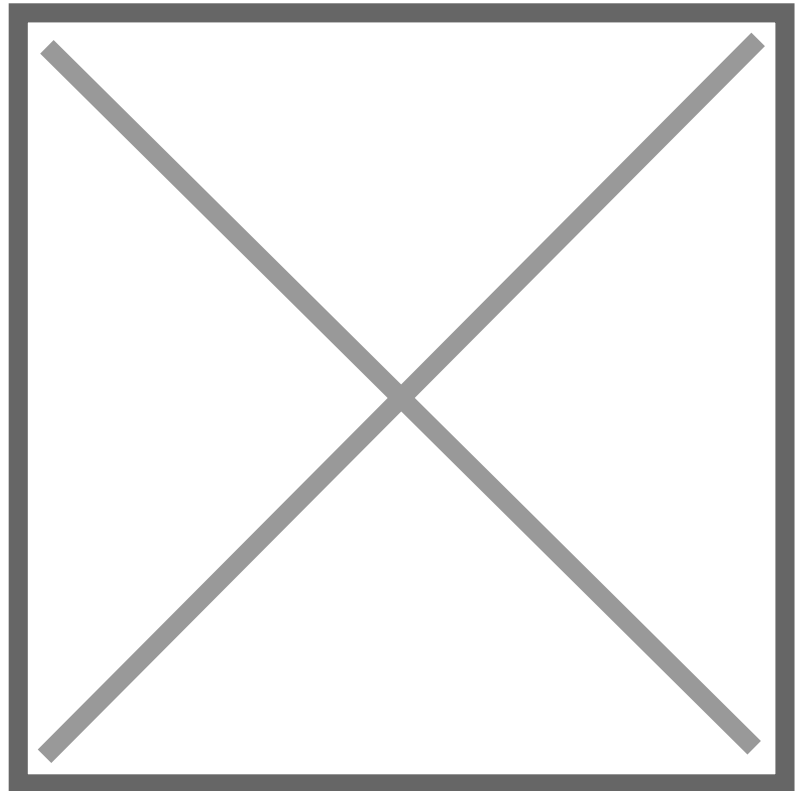
Whether you're a growing family or just planning for the future, it's good to know there's a variety of great primary and secondary schools already close by, and more on their way. - Yanchep Lagoon Primary School and Yanchep Secondary College are just 6 minutes north - Northshore Christian Grammar School 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.



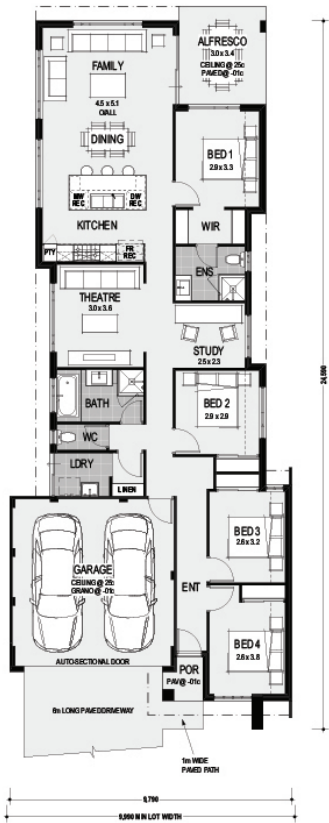
**Location:** Revolution Avenue, Eglinton, Western Australia, 6034, Australia



Incentive Picture 1



House Plan 1



## Color Board :Luxe

## Complimentary Luxe Finishes

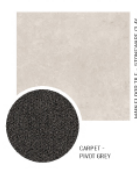
### Luxe Exterior Finishes



### Luxe Kitchen Finishes



Luxe Main Flooring



### Luxe Bathroom Finishes



## Color Board :Urban

## Complimentary Urban Finishes

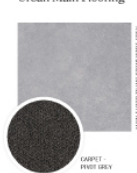
### Urban Exterior Finishes



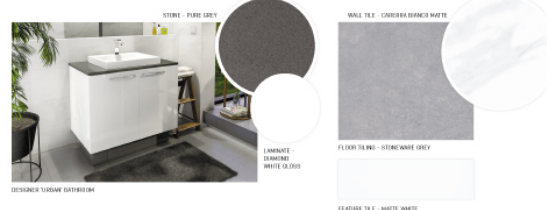
### Urban Kitchen Finishes



## Urban Main Flooring



### Urban Bathroom Finishes



## Color Board :Industrial

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## Complimentary Industrial Finishes

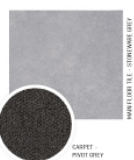
## Industrial Exterior Finishes



## Industrial Kitchen Finishes



### Industrial Main Flooring



### Industrial Bathroom Finishes

