

SUBURB CURRENTLY SOLD OUT: Forrestdale, 4x2x2 + Activity, 386 sqm, 5.6% Rental Yield (as per sqmresearch.com.au), Classic Plus, titled

ID: DX9777115112

Total Price : 673,935.00 House price AU\$ 343,935.00 Land price AU\$ 330,000.00









4 bed

2 bath

202.47 m²

 m^2

Welcome to Forrestdale, a thriving suburb located in Western Australia with great investment potential. Situated approximately 30 kilometers southeast of Perth CBD and just a short drive from Perth Airport (Terminal 1), Forrestdale offers a convenient location for residents and investors alike. With a current vacancy rate of approximately 0.5%, Forrestdale presents a prime opportunity for investors looking to capitalize on the housing market. The suburb boasts excellent infrastructure, including easy access to major highways and freeways, making it a desirable place to live and invest. Forrestdale provides a range of amenities within reach, such as shopping centers, medical facilities, and schools. Stockland Harrisdale Shopping Centre and Haynes Shopping Centre cater to residents' retail needs, while Forrestdale Medical Centre ensures accessible healthcare services. In terms of transportation, Forrestdale is wellconnected, with a nearby train station and public transport options available. For nature enthusiasts, the suburb is within a reasonable distance from the nearest beach, offering opportunities for relaxation and recreation. Don't miss out on the investment potential of Forrestdale. Secure your future by exploring house and land packages in this flourishing suburb.







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 & carperts
- · 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
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Construction Specifications

- Mirrored sliders to all robe recesses
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Doors & Windows

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Electrical

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Ensuite, Bathroom, toilet & Laundry

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Inclusions

- Stone benchtops: Kitchen
- Garage: Garage Remote control
- Living room ceiling height: 28c cm
- Garage ceiling height: 28c 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: fully 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: Fixed Siteworks
- Additional Appliances:
- Including: earthworks,soil and contour report,Stormwater Disposal,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: 30 km Airport: 23 km

Medical centre: 2.5 km

Beach: 22 km Shopping: 3 km Freeway: 4 km Train station: 3.5 km Public transport: 1 km

Schools

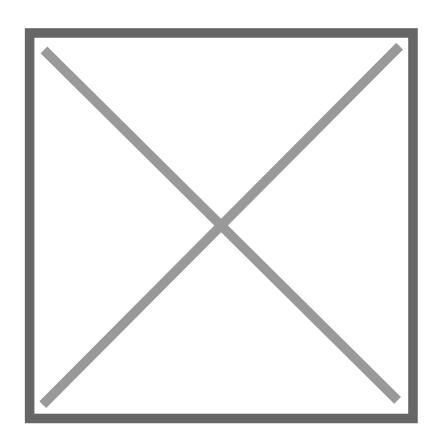
Forrestdale Primary School Harrisdale Senior High School Carey Baptist College

Shopping options

Stockland Harrisdale Shopping Centre Haynes Shopping Centre

Medical services

Forrestdale Medical Centre Armadale Health Service



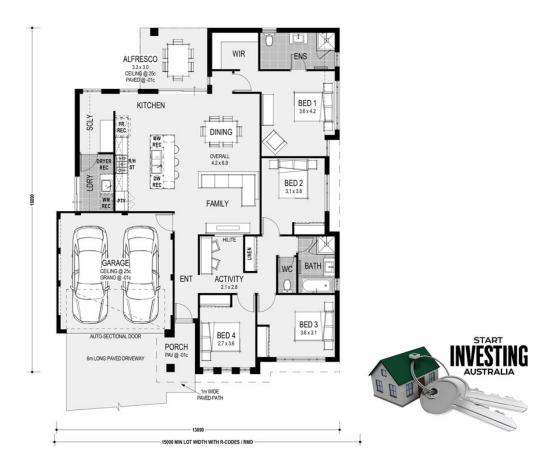
Location: Forrestdale, Western Australia, 6112, Australia

Incentive Picture 4





House Plan 1



Color Board :Luxe

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Complimentary Luxe Finishes



Color Board :Urban

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Complimentary Urban Finishes

