



## SUBURB CURRENTLY SOLD OUT: Forrestdale, 4x2x2 + Activity, 386 sqm, 5.6% Rental Yield (as per [sqmresearch.com.au](https://www.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 m<sup>2</sup>



m<sup>2</sup>

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 well-connected, 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 & carpets
- Blinds throughout
- Stone benchtops to Kitchen only
- European fixtures and fittings

## Kitchen (includes scullery where applicable)

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## Construction Specifications

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## Electrical

- Mirrored sliders to all robe recesses
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## Doors & Windows

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## Ensuite, Bathroom, toilet & Laundry

- Mirrored sliders to all robe recesses
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- Blinds throughout
- Stone benchtops to Kitchen only
- European fixtures and fittings

## 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

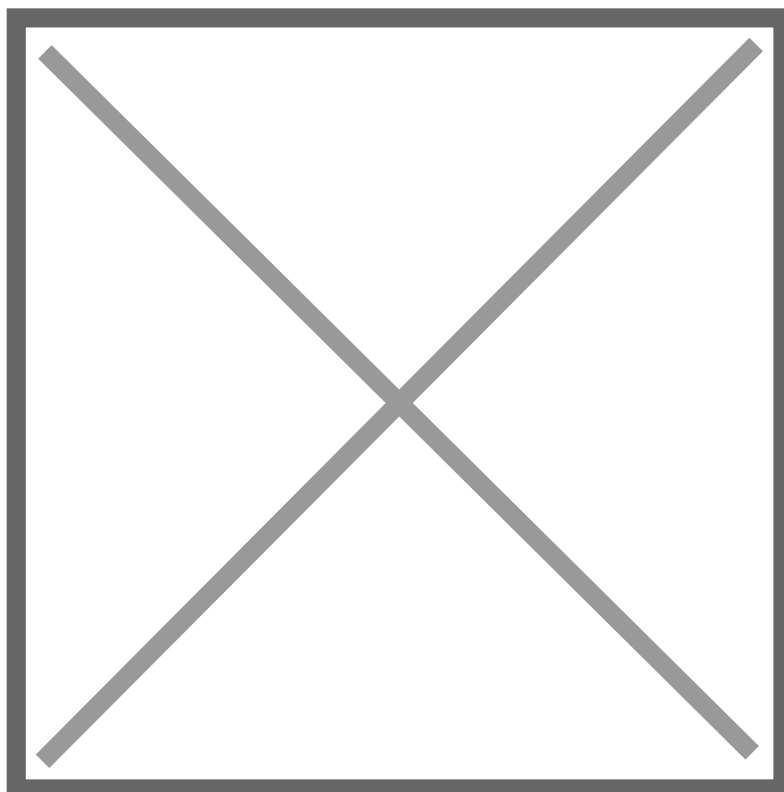
Forrestdale Primary School  
 Harrisdale Senior High School  
 Carey Baptist College

#### 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

### Free Aluminium Front Door & Electronic Smart Lock Upgrade

ALUMINIUM COMMERCIAL GRADE GLASS FRONT ENTRY DOOR WITH ELECTRONIC SMART LOCK & HANDLE

**VALUED AT \$3750 LIMITED TIME ONLY**

#### Aluminium door and frame features

- Upgraded Dowell commercial grade aluminium door for superior quality
- Architectural wider stile frame
- Drainage system
- Quality rubber seals
- Four hinge system
- 5mm clear toughened glass

#### Electronic smart lock & handle features

- Keyless entry
- Passcode unlock function
- Finger print unlock function
- IC Card access
- Mechanical key override
- Multiple users (up to 99)
- Colour changing indicator
- Anti-prizing alarm system
- Dead bolt locking system
- Anti-peep password protection
- Child-lock function

See the difference.

T 08 62943 4055 | A 11 Dalwayney Street, Ballarat, Western Australia 3207 | ACN 603 983 816 | BC 101180

### Free Aluminium front door and electronic smartlock upgrade.

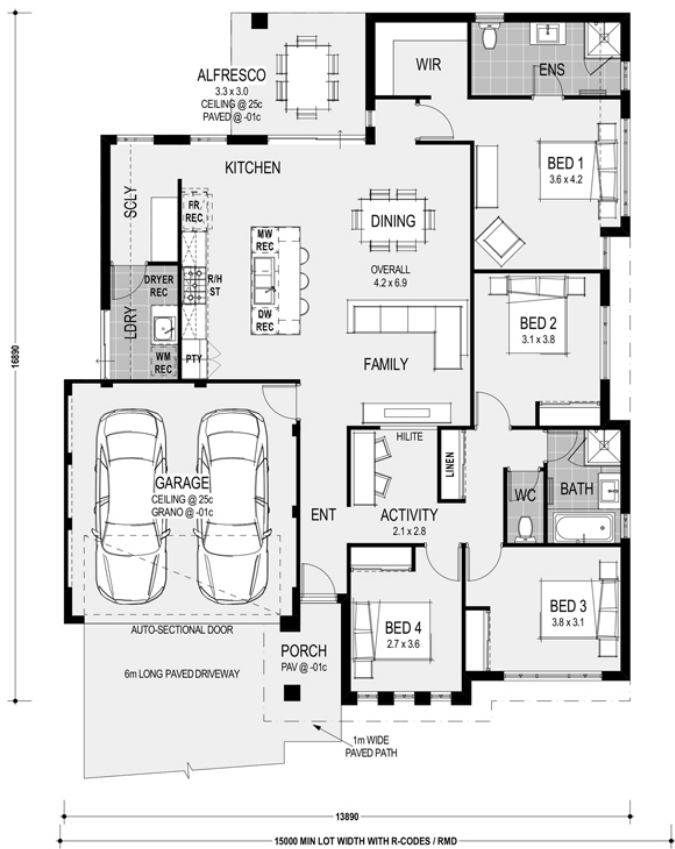
VALUED AT \$3750 LIMITED TIME ONLY

- State of the art electronic smart lock technology
- NO more maintenance
- NO more repainting
- NO more worrying about the elements ruining your front door
- NO more warping, shrinking or swelling
- NO more sticking and difficult to open front door
- AND BEST of all, your front door will look NEW for many years to come

See the difference.

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House Plan 1



START  
INVESTING  
AUSTRALIA

Color Board :Luxe

7 | Start Investing Australia

Complimentary Luxe Finishes

Luxe Exterior Finishes



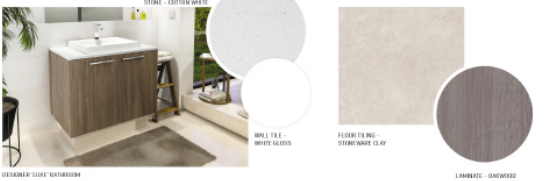
Luxe Kitchen Finishes



Luxe Main Flooring



Luxe Bathroom Finishes



## Color Board :Urban

8 | Start Investing Australia

## Complimentary Urban Finishes

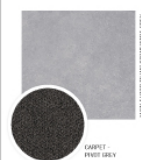
## Urban Exterior Finishes



### Urban Kitchen Finishes



## Urban Main Flooring



## Urban Bathroom Finishes

