



Hammond Park, 4x2x2 + Theatre, 313 sqm, Classic Plus

ID: NW3219621

Total Price : 684,935.00

House price AU\$ 329,935.00

Land price AU\$ 355,000.00



4 bed



2 bath



177.52 m²



m²

Hammond Park, located in Western Australia, offers an enticing opportunity for investors looking for house and land packages. With its strategic location and strong growth potential, Hammond Park presents a promising investment prospect. Infrastructure: Hammond Park is approximately 25 kilometers south of Perth CBD, providing easy access to the city. Perth Airport (Terminal 1) is a short drive away, ensuring convenient travel. The suburb offers nearby coastal access to enjoy the closest beach. Healthcare facilities, including medical centers and hospitals, are conveniently located within the area. Shopping centers are in close proximity, offering a range of shopping options. The suburb benefits from easy connectivity to the freeway/highway, ensuring smooth travel. Accessible public transportation options are available with the nearest train station in close proximity. Investment Potential: Hammond Park benefits from ongoing development and infrastructure projects in the area, boosting its growth potential. The suburb offers a range of house and land packages to suit various investor preferences and budgets.



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
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Construction Specifications

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Electrical

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Doors & Windows

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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: 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: ducted reverse cycle Airconditioning
 - 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, Stormwater Disposal, Engineers Details, Council Crossover
 - Additional Paving: In front of Laundry
 - Robe doors: Vinyl with Aluminium frame
 - Kitchen sink: Undermount
 - 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: 27 km
Airport: 35 km
Medical centre: 3 km
Beach: 10 km
Shopping: 5 km
Freeway: 2 km
Train station: 5 km
Public transport: 1 km

Schools

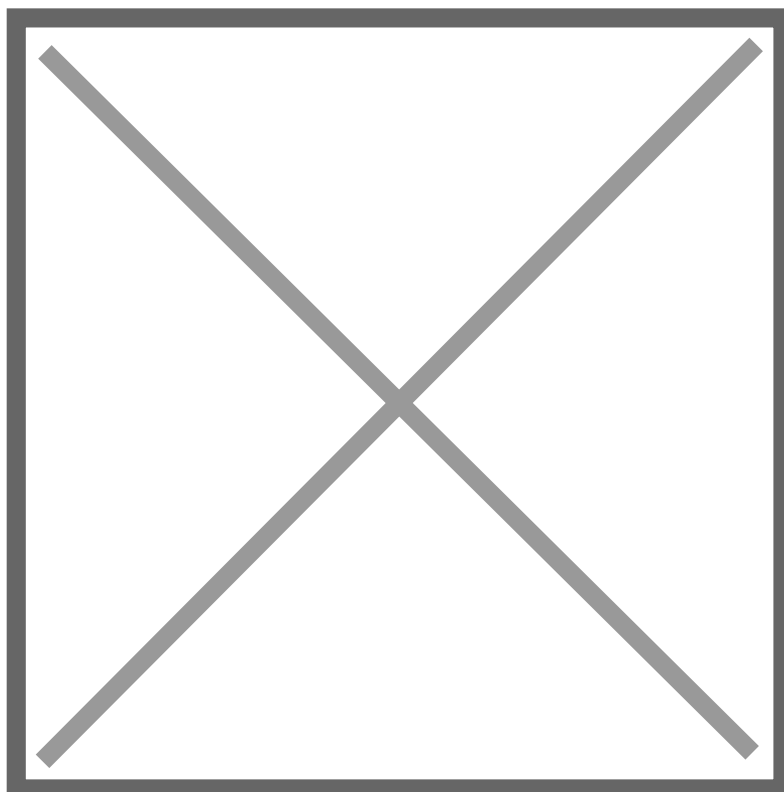
Hammond Park Primary School Hammond Park
 Catholic Primary School Atwell College Harmony
 Primary School

Shopping options

Hammond Park Shopping Centre Cockburn
 Gateway Shopping City

Medical services

Hammond Park Family Practice Aubin Grove
 Medical Centre Atwell-Aubin Grove Medical Group



Location: Hibiscus Street, Hammond Park, Western Australia, 6164,
 Australia

House Plan 1



Color Board :Luxe

Complimentary Luxe Finishes

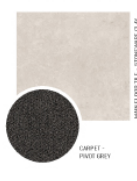
Luxe Exterior Finishes



Luxe Kitchen Finishes



Luxe Main Flooring



Luxe Bathroom Finishes



Color Board :Urban

Complimentary Urban Finishes

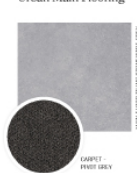
Urban Exterior Finishes



Urban Kitchen Finishes



Urban Main Flooring



Urban Bathroom Finishes

