



Upper Swan, 4x2x2 + Theatre + Scullery, 375 sqm , 5.6% Rental Yield (as per sqmresearch.com.au), Classic Plus

ID: ZX66802631221

Total Price : 717,040.00

House price AU\$ 377,040.00

Land price AU\$ 340,000.00



4 bed



2 bath



236.32 m²



m²

Upper Swan, Western Australia: Investor's Delight Basking in Western Australia's splendour, Upper Swan promises lucrative returns for discerning investors. Highlighted by an exceptionally low 0.5% vacancy rate, it signifies high demand and stellar growth potential. Infrastructure is rapidly evolving, attracting a mix of professionals and families. Moreover, with its diverse socio-demographics and high household income, it's more than an investment; it's a future goldmine. Secure your house and land package now and reap the rewards.



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
- European fixtures and fittings

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
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- 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
 - 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: Reverse cycle air-conditioning system
 - 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, Council Crossover, Extra Gate or Fencing
 - Additional Paving: In front of Laundry
 - Robe doors: Vinyl with Aluminium frame
 - Kitchen sink: Above mount
 - NBN: Available
- 20mm Essastone kitchen and bathroom benchtops' (excluding laundry) - 800mm long cabinet with laminate benchtop with Clark 45L inset in laundry - Platinum floor tiling package for main living (note: Maximum 450mmx450mm tiles) - Carpet to all Bedrooms, Theatre and Study - Vertical, slimline or roller blinds - 250mm recessed ceiling with cornice to Living/Dining and Theatre - Rear landscape including side gate if required - Upgrade to the 2-coat wall paint system for BrickHybrid building method - Clothesline - Dishwasher - Letterbox - Lifetime price hold guarantee

Construction and warranty

Construction method: Double brick

Structural warranty: Lifetime

CBD: 31 km
Airport: 27 km
Medical centre: 1 km
Beach: 25 km
Shopping: 3 km
Freeway: 2 km
Train station: 5 km
Public transport: 1 km

Schools

Henley Brook Primary School: Located in the heart of Henley Brook, this public primary school provides quality education to students from kindergarten to Year 6. It offers a supportive learning environment and a comprehensive curriculum.

Aveley Secondary College: Situated in the neighboring suburb of Aveley, Aveley Secondary College is a state-of-the-art public high school. It offers a range of academic and vocational programs for students in Years 7 to 12, fostering personal growth and preparing them for future success.

Ellenbrook Christian College: This independent co-educational school is located in nearby Ellenbrook. It offers a holistic education from Kindergarten to Year 12, with a focus on Christian values and academic excellence.

Swan Valley Anglican Community School: Situated in the adjacent suburb of Middle Swan, this private co-educational school provides education from Kindergarten to Year 12. The school offers a comprehensive curriculum, including a strong emphasis on pastoral care and character development.

Caversham Primary School: Located in Caversham, which is within the 10km radius of Henley Brook, this public primary school offers education from Kindergarten to Year 6. It has a dedicated teaching staff and a supportive learning environment.

Shopping options

The Shops at Ellenbrook: Located in nearby Ellenbrook, this vibrant shopping precinct offers a wide range of retail stores, supermarkets, specialty shops, and dining options. It provides convenient access to everyday essentials and a variety of shopping experiences.

Aveley Shopping Centre: Situated in the neighboring suburb of Aveley, Aveley Shopping Centre is a local community hub that features a supermarket, specialty stores, cafes, and services. It offers a convenient shopping experience for residents in the area.

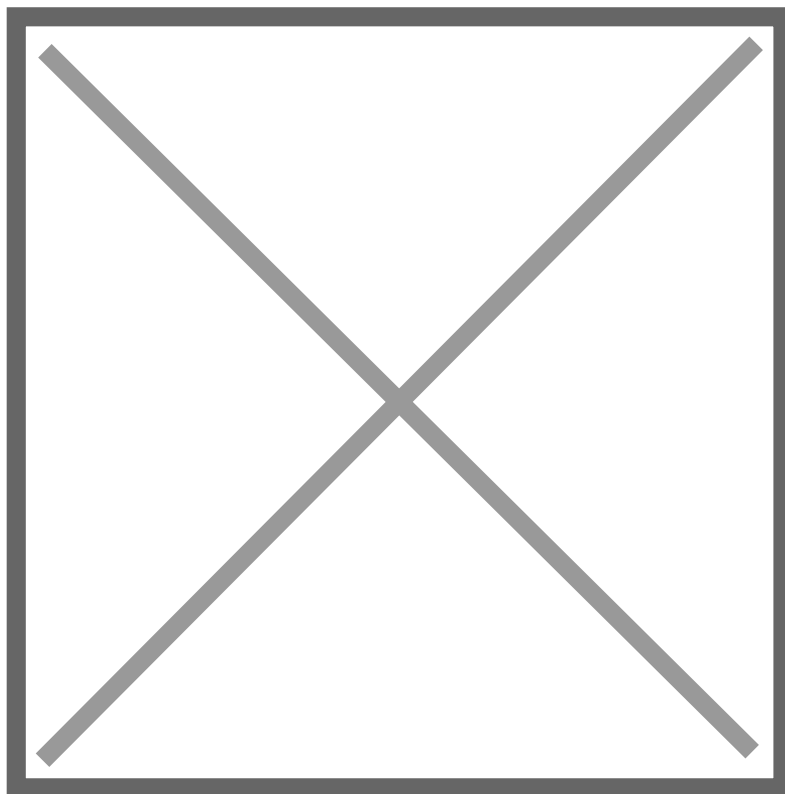
Swan Valley Central: Situated in the heart of the Swan Valley, this shopping complex provides a mix of retail outlets, including specialty shops, boutiques, and food outlets. It is known for its unique offerings, including local produce, gourmet products, and artisan crafts.

The Vines Shopping Centre: Located in The Vines, which is within the 5km radius of Henley Brook, The Vines Shopping Centre is a small-scale complex that offers a supermarket, specialty stores, and dining options. It serves the immediate shopping needs of the local community.

Medical services

Ellenbrook Medical Centre: Located in nearby Ellenbrook, this medical center offers a range of general practitioner services, including consultations, check-ups, vaccinations, and minor procedures. It provides primary healthcare services for residents in the area.

Midland GP Super Clinic:

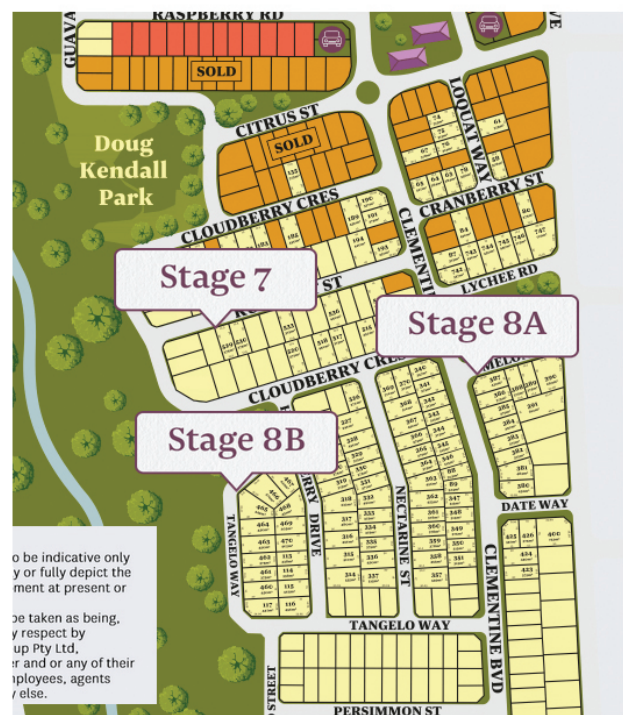
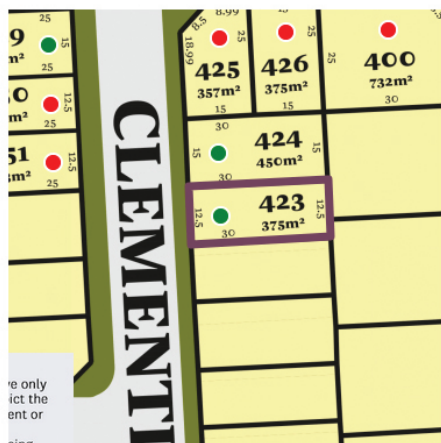


Location:40, Citrus Street, Upper Swan, Western Australia, 6069, Australia

House Plan 1



House Plan 3



Color Board :Luxe

Complimentary Luxe Finishes

Luxe Exterior Finishes



Luxe Kitchen Finishes



Luxe Main Flooring



Luxe Bathroom Finishes



Color Board :Urban

Complimentary Urban Finishes

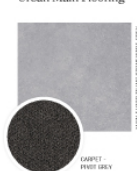
Urban Exterior Finishes



Urban Kitchen Finishes



Urban Main Flooring



Urban Bathroom Finishes

