



SUBURB CURRENTLY SOLD OUT: Wandí, 4x2x2 + Theatre, 379 sqm, 5.8% Rental Yield (as per sqmresearch.com.au), Designer Plus

ID: NW32196212

Total Price : 632,040.00

House price AU\$ 337,040.00

Land price AU\$ 295,000.00



4 bed



2 bath



191 m²



m²

Wandi, a suburb in Western Australia, offers a compelling investment opportunity with its house and land packages. Currently experiencing a low vacancy rate of approximately 0.5%, Wandí is a promising choice for investors. The suburb boasts impressive infrastructure, contributing to its appeal and growth potential. Socio-demographically, Wandí presents a diverse and vibrant community, with household incomes reflecting the steady economic status of its residents. Its strategic location near essential amenities, coupled with its proximity to Perth CBD, enhances its attractiveness to both investors and potential residents. Wandí's growth trajectory, bolstered by its infrastructure and community, positions it as a smart choice for those seeking investment opportunities with long-term benefits.



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
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Construction Specifications

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- Soft close drawers
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Electrical

- Mirrored sliders to all robe recesses
- Soft close drawers
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- Lever door handles
- 450 x 450 porcelain tiles & carpets
- Blinds throughout
- Stone benchtops to Kitchen only
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Doors & Windows

- 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

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: 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: 26 km
Airport: 31 km
Medical centre: 2 km
Beach: 13 km
Shopping: 3 km
Freeway: 1 km
Train station: 4 km
Public transport: 1 km

Schools

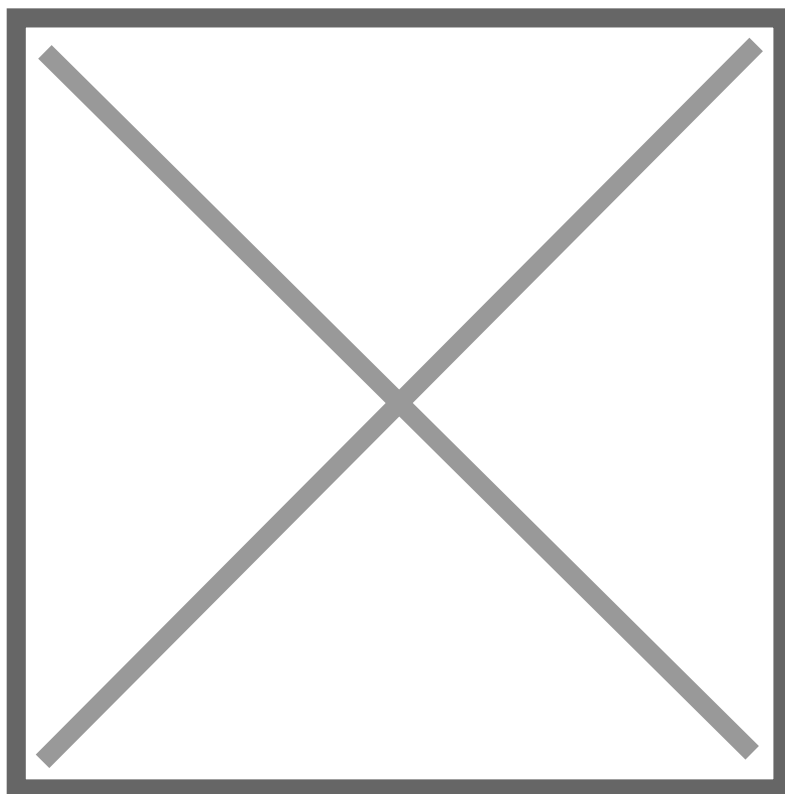
Wandi Primary School Honeywood Primary School
Hammond Park Primary School Hammond Park
Catholic Primary School Atwell College Harmony
Primary School

Shopping options

Hammond Park Shopping Centre Cockburn
Gateway Shopping City Honeywood Local
Shopping Centre Harvest Lakes Shopping Centre

Medical services

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

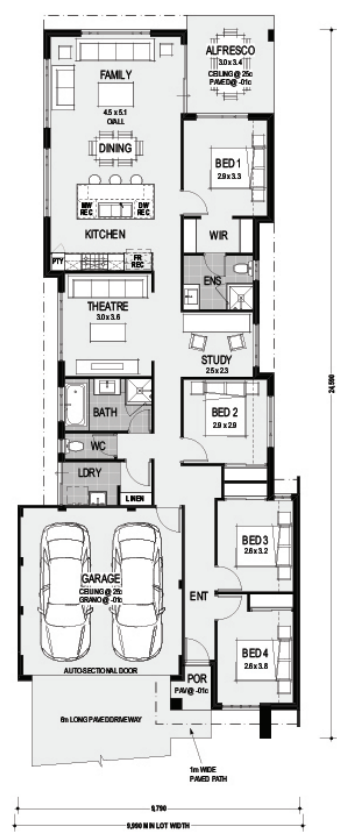


Location:Kenby Chase, Wandi, Western Australia, 6167, Australia

Incentive Picture 1



House Plan 1



Color Board :Luxe

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Complimentary Luxe Finishes

Luxe Exterior Finishes

ROOF: TERRAZZO - LEONARDI

WALLS: TERRAZZO - LEONARDI

DRIVEWAY: TERRAZZO - LEONARDI

ENTRY: TERRAZZO - LEONARDI

WINDERS: TERRAZZO - LEONARDI

WINDERS: TERRAZZO - LEONARDI

WINDERS: TERRAZZO - LEONARDI

Luxe Kitchen Finishes

CABINETS: TERRAZZO - LEONARDI

COUNTERTOP: TERRAZZO - LEONARDI

BACKSPLASH: TERRAZZO - LEONARDI

FLOORING: TERRAZZO - LEONARDI

WALLS: TERRAZZO - LEONARDI

Luxe Main Flooring

FLOORING: TERRAZZO - LEONARDI

WALLS: TERRAZZO - LEONARDI

Luxe Bathroom Finishes

VANITY: TERRAZZO - LEONARDI

WALLS: TERRAZZO - LEONARDI


FLOORING: TERRAZZO - LEONARDI

WALLS: TERRAZZO - LEONARDI

Color Board :Urban

Complimentary Urban Finishes

Urban Exterior Finishes




PERIMETER FINISHES - PAPER CLAY

CONCRETE DRIVE - METAL MESH

PAVING - DEW

ENTRY DEVELOPMENT - JARDIN

Urban Kitchen Finishes



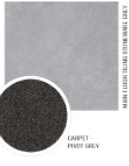
BENCHTOP - CARRERA WHITE

DESIGNER 'YOUNG WHITE' KITCHEN

SPRINKLER - STONE WHITE CERAMIC

LAMINATE - DUNED WHITE GLASS


Urban Main Flooring



MAIN FLOOR TILING - STONE WHITE GREY

CARPET - PONY GREY

Urban Bathroom Finishes



STONE - PONY GREY

DESIGNER 'YOUNG WHITE' BATHROOM

LAMINATE - DUNED WHITE GLASS

WALL TILE - CARRERA WHITE

FLOOR TILING - STONE WHITE GREY


FEATURE TILE - WHITE WHITE

Color Board :Industrial

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Complimentary Industrial Finishes

Industrial Exterior Finishes




PERIMETER FINISHES - PAPER CLAY

CONCRETE DRIVE - METAL MESH

PAVING - DEW

ENTRY DEVELOPMENT - JARDIN

Industrial Kitchen Finishes



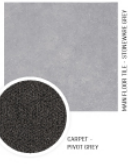
BENCHTOP - CARRERA WHITE

DESIGNER 'YOUNG WHITE' KITCHEN

SPRINKLER - STONE WHITE CERAMIC

LAMINATE - DUNED WHITE GLASS


Industrial Main Flooring



MAIN FLOOR TILING - STONE WHITE GREY

CARPET - PONY GREY

Industrial Bathroom Finishes



STONE - PONY GREY

DESIGNER 'YOUNG WHITE' BATHROOM

LAMINATE - DUNED WHITE GLASS

WALL TILE - CARRERA WHITE

FLOOR TILING - STONE WHITE GREY

FEATURE TILE - WHITE WHITE