



## Wellard, 4x2x2+ Scullery, 313 sqm, Classic Plus

ID: CI2538549111

**Total Price : 622,040.00**

House price AU\$ 337,040.00

Land price AU\$ 285,000.00



4 bed



2 bath



191 m<sup>2</sup>



313 m<sup>2</sup>

Wellard is a Family suburb, which is located in a convenient location, close to Shopping, Medical Centres, the Freeway and Trainstation, connecting Wellard in a ten minute rhythm with Perth.



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
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## 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
- 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: Fully ducted 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:
  - o Della Vita Classic Kitchen
  - o Della Vita Designer Scullery (if applicable)
  - o Della Vita Single Designer Vanities to Ensuite & Bathroom
- 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

## Construction and warranty

**Construction method:** Double brick

**Structural warranty:** Lifetime

**CBD:** 33 km  
**Airport:** 45 km  
**Medical centre:** 2 km  
**Beach:** 10 km  
**Shopping:** 2 km  
**Freeway:** 4 km  
**Train station:** 1 km  
**Public transport:** 1 km

#### Schools

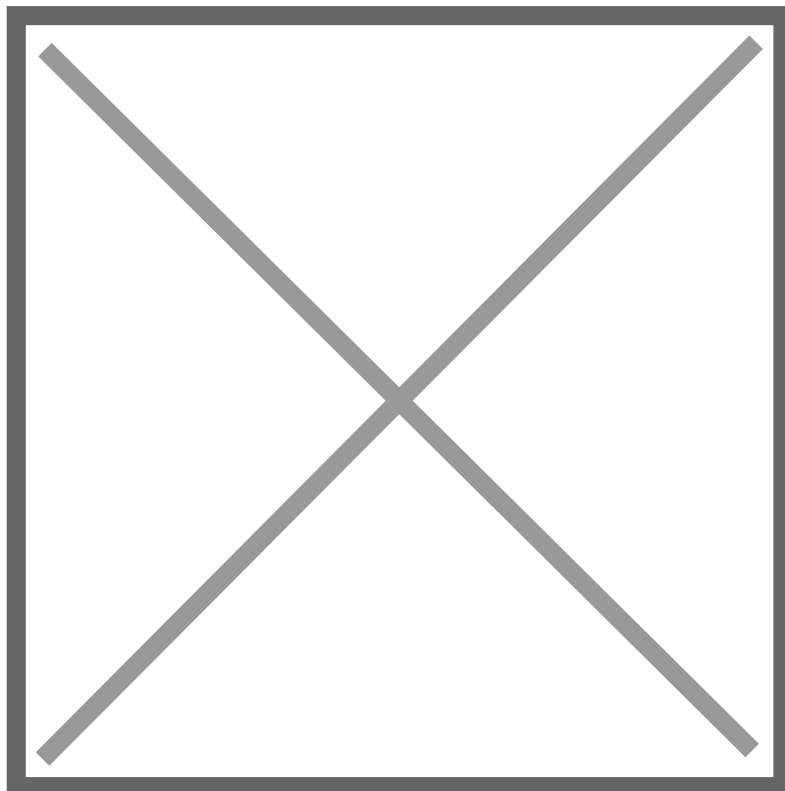
- Wellard Village Primary School - Maragon Early Learning Centre Wellard - Peter Carnley Anglican Community School - and several more schools in short distance

#### Shopping options

Wellard Square Shopping Centre offers a variety of eateries and food convenience, from Woolworths to Bliss Momos Cafe, BWS and more. There's also The Well Tavern, new to our community and fast becoming the heartbeat of the neighbourhood with its contemporary menu and welcoming atmosphere.

#### Medical services

- Medical Centres are all in close proximity - Fiona Stanley Hospital is a ten minute drive away on the Freeway (or via the Train)

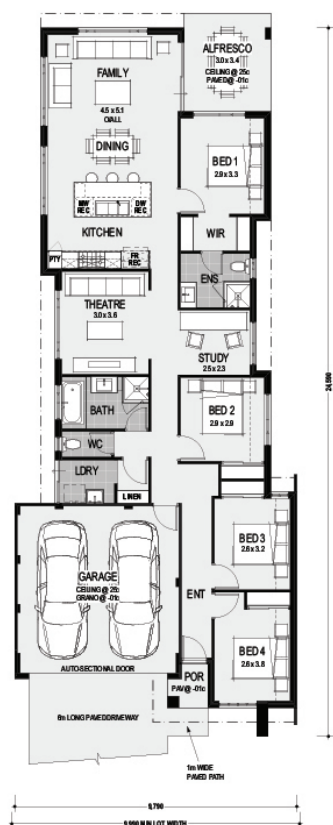


**Location:** 13, Chiswick Parade, Wellard, Western Australia, 6170, Australia

## Incentive Picture 1



## House Plan 1



## Color Board :Luxe

7 | Start Investing Australia

## Complimentary Luxe Finishes

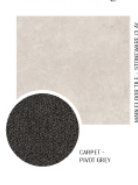
### Luxe Exterior Finishes



### Luxe Kitchen Finishes



Luxe Main Flooring




### Luxe Bathroom Finishes



Color Board :Urban

Complimentary Urban Finishes

Urban Exterior Finishes




PERIMETER FINISHES - PERIMETER

CONCRETE DRIVE - METAL FINISH

PAVING - DEW

ENTRY COURTYARD - JARDIN

Urban Kitchen Finishes



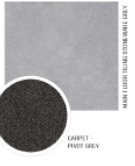
BENCHTOP - CARRERA WHITE

DESIGNER 'YOUNG WHITE' KITCHEN

SPRINKLER - STONE WHITE CLASSICAL

LAMINATE - DUNKLED 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 - DUNKLED WHITE GLASS

Urban Main Flooring



WALL TILE - CARRERA WHITE


FLOOR TILING - STONE WHITE GREY

FEATURE TILE - WHITE WHITE

Color Board :Industrial

Complimentary Industrial Finishes

Industrial Exterior Finishes




PERIMETER FINISHES - PERIMETER

CONCRETE DRIVE - METAL FINISH

PAVING - DEW

ENTRY COURTYARD - JARDIN

Industrial Kitchen Finishes



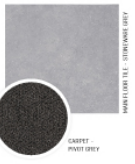
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SPRINKLER - STONE WHITE CLASSICAL

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Industrial Main Flooring



MAIN FLOOR TILING - STONE WHITE GREY

CARPET - PONY GREY

Industrial Bathroom Finishes

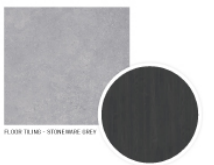


STONE - PONY GREY

DESIGNER 'YOUNG WHITE' BATHROOM

LAMINATE - DUNKLED WHITE GLASS

Industrial Main Flooring



WALL TILE - CARRERA WHITE

FLOOR TILING - STONE WHITE GREY

FEATURE TILE - WHITE WHITE