



Yanchep, 4x2x2 + Theatre, 313 sqm, Classic Plus

ID: AP6177390111

Total Price : 545,827.00

House price AU\$ 325,827.00

Land price AU\$ 220,000.00



4 bed



2 bath



184 m²



m²

Yanchep, Western Australia, a hidden gem boasting a remarkable vacancy rate of just 0.5%, offers an ideal investment landscape. Its socio-demographics reflect a vibrant community ready for growth. Yanchep's strategic infrastructure development, including transportation and essential services, ensures convenience and accessibility, heightening its attractiveness to potential renters. A key draw for families, it features a diverse range of recreational facilities, natural beauty, and an exceptional quality of life. Investing in Yanchep's house and land packages presents a golden opportunity to capitalise on the suburb's anticipated growth trajectory. Get a foothold in this emerging hotspot, where you can expect strong returns and substantial growth potential. Yanchep, an appealing blend of tranquillity and development, is the perfect canvas for your investment dreams to flourish.



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
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- Stone benchtops to Kitchen only
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Construction Specifications

- Mirrored sliders to all robe recesses
- Soft close drawers
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Electrical

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- Soft close drawers
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Doors & Windows

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Ensuite, Bathroom, toilet & Laundry

- Mirrored sliders to all robe recesses
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- Lever door handles
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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: 25c 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: Daikin 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: 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
- 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: 54 km
Airport: 63 km
Medical centre: 1 km
Beach: 2 km
Shopping: 1 km
Freeway: 5 km
Train station: 1 km
Public transport: 1 km

Schools

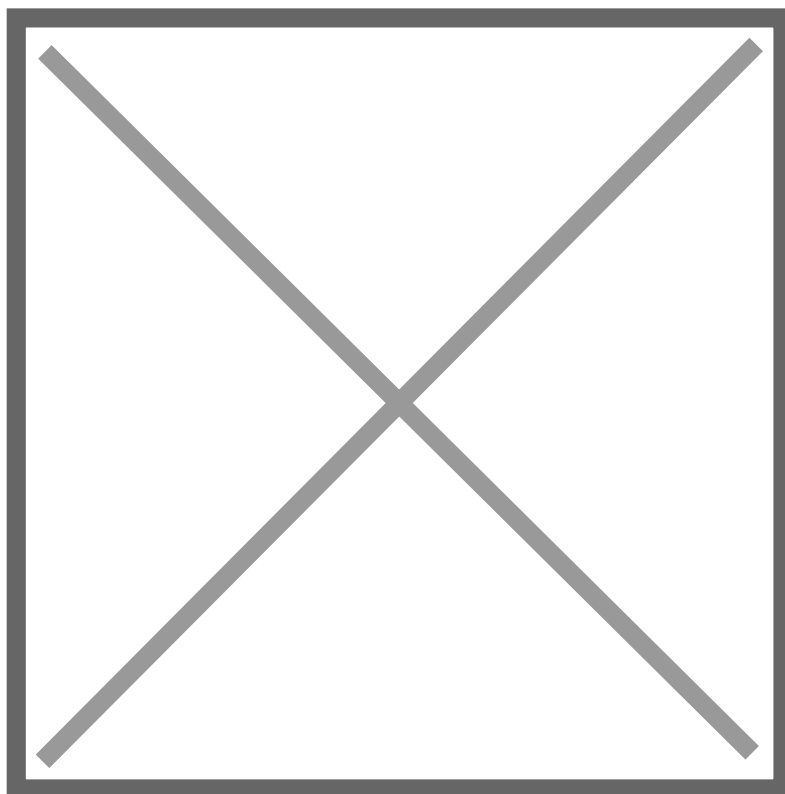
- Yanchep Beach Primary School -Yanchep Lagoon Primary School - Yanchep Lagoon Primary School - Atlantis Early Learning

Shopping options

Yanchep Shopping Centre is providing shops and cafes to take care of most of ones needs.

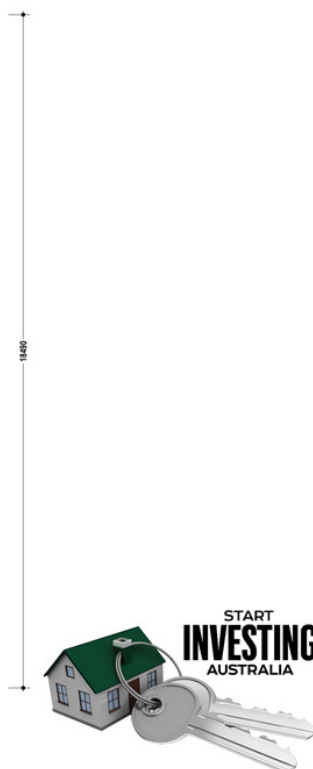
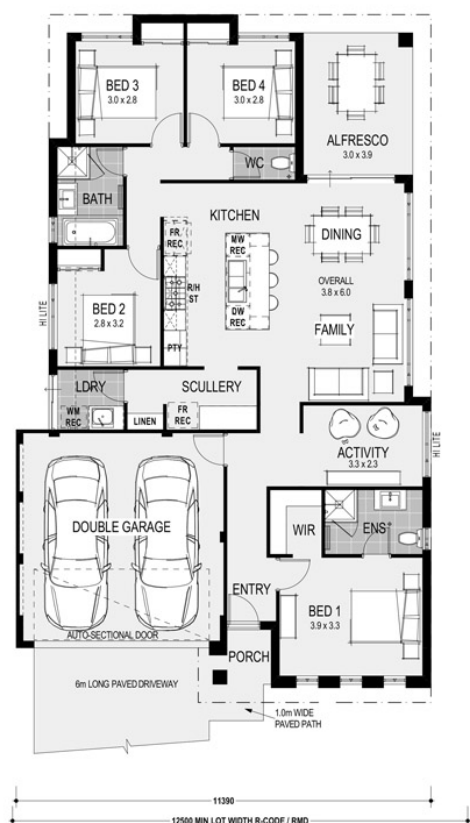
Medical services

Yanchep Medical Centre is in the heart of town.

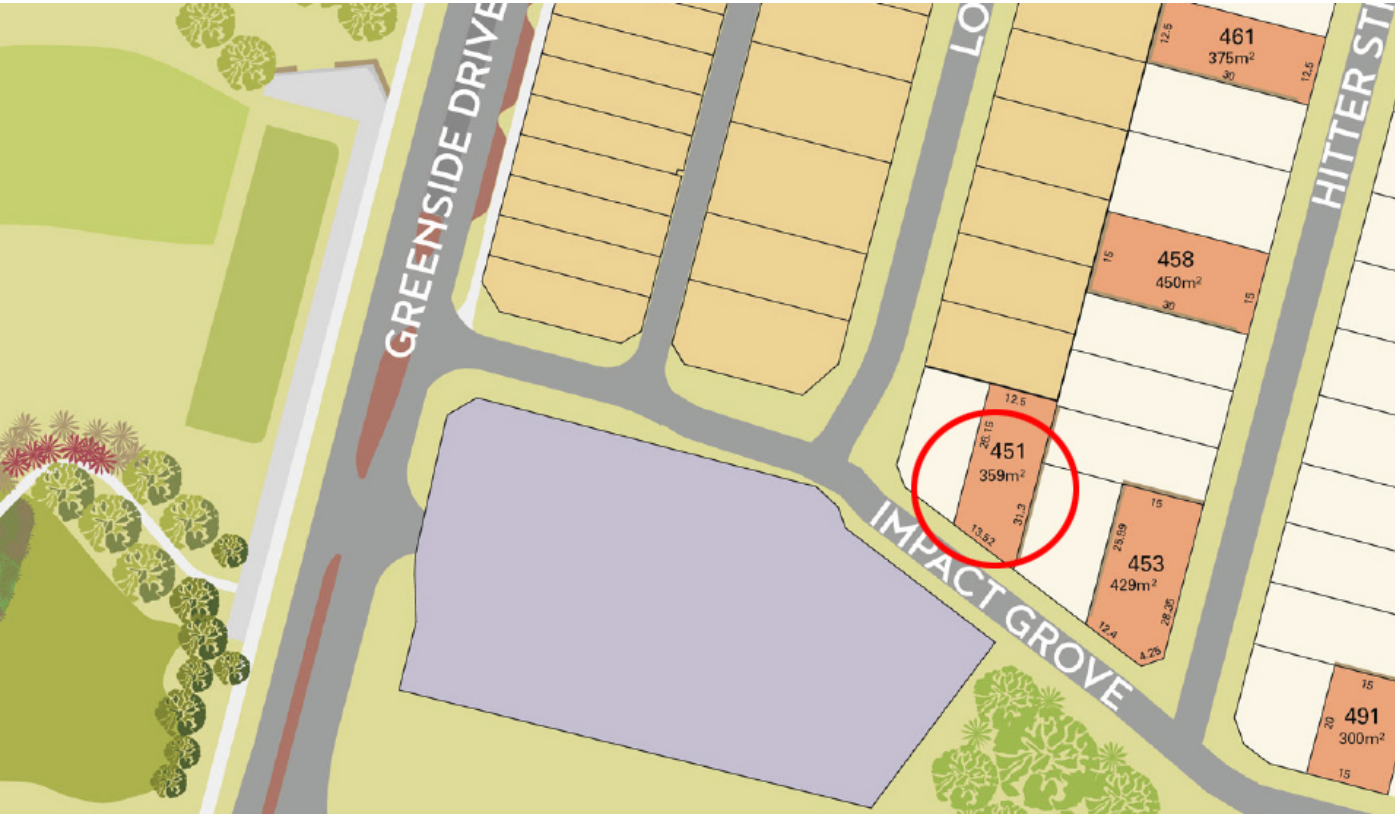


Location: Butterleaf Avenue, Yanchep, Western Australia, 6035, Australia

House Plan 1



House Plan 3




Color Board :Luxe

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Complimentary Luxe Finishes

Luxe Exterior Finishes




STONEWALL FENCE - LEXUS GOLD
CONCRETE FLOOR - LEXUS GOLD
CONCRETE WALL - LEXUS GOLD
PAVING - GREY
ENTRY DOOR FRAME - LEXUS GOLD
SHED DOOR - SHEDDOOR
SHED DOOR FRAME - LEXUS GOLD
SHED DOOR PANELS - LEXUS GOLD

Luxe Kitchen Finishes




BENCHTOP - CARRERA WHITE
CABINETS - LEXUS GOLD
SPLASHBACK - LEXUS GOLD
LAMINATE - LEXUS GOLD
LAMINATE - LEXUS GOLD

Luxe Main Flooring



PORTLAND TILES - LEXUS GOLD
CARPET - LEXUS GOLD

Luxe Bathroom Finishes



VANITY - LEXUS GOLD
WALL TILES - LEXUS GOLD
FLOOR TILES - LEXUS GOLD
LAMINATE - LEXUS GOLD

Color Board :Urban

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Complimentary Urban Finishes

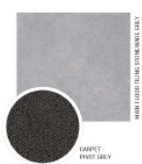
Urban Exterior Finishes



Urban Kitchen Finishes



Urban Main Flooring



Urban Bathroom Finishes

