

House & Land Package

\$452,492

LOT 205 Canary Drive, HAMMOND PARK



↔ 294sqm

Turnkey street front new 3x2x2 + Alfresco house & land package Hammond Park.

Residential Building WA has house and land packages as well as new home designs to suit all tastes!! Just look at this BRAND-NEW STREET FRONT complete full-turnkey 3x2x2 + Alfresco house and land package located in this beautiful south of the river suburb of Hammond Park.

At Hammond Park, you can live a balanced lifestyle surrounded by the tranquility of nature and the conveniences of modern living. As the communal gardens, play areas and green open spaces take shape, so too does a shared vision for the future. With a variety of lot sizes and different home designs for you to choose from, you will find the perfect house & land package to suit your lifestyle and budget.

++++ TURNKEY INCLUSIONS

++++ STREET FRONT.GREEN TITLE HOUSE & LAND PACKAGE

To be built by Residential Building WA & In-Vogue Homes. Builders of the Telethon home for over 10 consecutive years.

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residentialbuildingwa.com.au

**RESIDENTIAL
BUILDING WA**

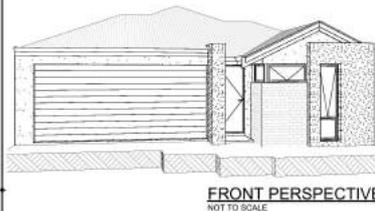
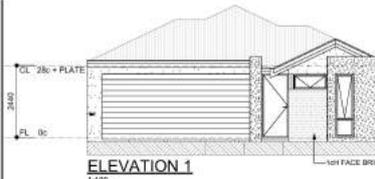
RESIDENTIAL BUILDING WA

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PRELIMINARY DESIGN ONLY

DUE TO THE IMPROVEMENT OF THE AMENDED RESIDENTIAL ZONING AND THE RELEVANT CODES OF AUSTRALIA ENERGY EFFICIENCY PROVISIONS, THIS DESIGN MAY BE SUBJECT TO CHANGE UPON RECEIPT OF DETAILED SURVEY INFORMATION



Floor Area - All Stories			
Floor	Location	Area	Perimeter
Ground	Roof		
	HOUSE	107.90	53.96
	GARAGE	35.93	23.96
	ALFRESCO	17.89	18.06
	PORCH	1.27	3.20
		199.99 m²	101.19 m

ROOF AREA : 161.302 m²

NOTE:
- PRELIMINARY DESIGN ONLY, MAY VARY UPON RECEIPT OF MATERIAL SELECTIONS AND DETAILED SURVEY INFORMATION
- ZONED T 8.4; SITE AREA = 250 m²
- SITE COVER = 142.23 m² (56.89%)
- DESIGN REMAINS COPYRIGHT OF RBWA PTY. LTD.

SKETCH PLANS HAVE BEEN PREPARED WITHOUT COVENANTS AND FEATURES. SITE SURVEY, AMENDMENTS TO DESIGN MAY BE REQUIRED UPON CONFIRMATION OF AREA REQUIREMENTS.

Designer: Sam Au - 18-03-16
Path: RBWA\QSB01\Data\Design\investor Hub\Lot 4 Nicholas Rd Sales Rep.

Inclusions

* TURNKEY FINISHING INCLUSIONS:

- * Split systems reverse cycle air-conditioning
- * Internal wall painting with your choice of colour
- * Floor Tiling of your choice to entry and main living
- * Carpets with underlay to all bedrooms and robes
- * Window treatments throughout your new home
- * Clotheslines & letterbox included
- * Dishwasher recess
- * Boundary fencing and landscaping by land developer
- * Essa stone bench tops to kitchen
- * New & modern kitchen layout also feature soft closing drawers
- * Master suit feature a double shower ENS

- * Stainless Steel Italian Artusi Kitchen Appliances including Rangehood
- * Quality Caroma bathroom fixtures, tapware and accessories
- * Semi frameless shower screens to bathroom and ENS
- * Huge Open plan living
- * Spacious alfresco - Perfect for outdoor entertaining
- * Secure double garage parking
- * Doors to robes to all bedrooms
- * 6 Star energy efficiency home
- * Chrome plated floor wastes.
- * Floor tiling to all wet areas.
- * Aluminium framed with key locks and flyscreens to all window sashes and sliding doors.
- * 28c high ceilings to garage including T-bar construction and alfresco under main roof.
- * 5 Star hot water syst...

Proud builder of the **telethon** home since 2006

RESIDENTIAL BUILDING WA

invogue
2-storey designs

totalhomes

NEW LEVEL
HOMES

JWH GROUP

Property ID: 322554949

* The details contained in this home and land package were correct at the time of listing however pricing and land availability is subject to change. While this lot was available at the time of listing we do not own the lot. All care has been taken to ensure the home design shown is suitable for the advertised lot however design and specification is subject to shire and developer approvals. Changes made to the design may affect the total cost of the package. Photos are for illustration purposes only and may not depict the layout or inclusions of the home you purchase. For more information speak to a New Home Building Consultant and request a floorplan and specification for this package. BC13053.