

# HOUSE & LAND PACKAGE

PACKAGE PRICE  
**\$686,178**

**BIG  
HOUSE!  
BIG  
LAND!**



## **SENSATIONAL LOCATION**

Close to major shopping precinct, multiple schools, river & parks, renowned café strip, train/bus stations and major arterial road routes.



**Mogum Bend  
Austin Lakes  
South Yunderup**

## **AT A GLANCE**

**ESTATE:**  
Austin Lakes

**LAND SIZE:**  
577m<sup>2</sup>

**LAND DEPOSIT**  
\$2,000

**TITLE REGISTERED**  
September '24

**SUBURB**  
South Yunderup

**HOUSE DESIGN**  
The Vance

**BUILD SIZE**  
177.25m<sup>2</sup>

**BUILD DEPOSIT (Pre-works)**  
\$1,500

**BED/BATH/GARAGE**  
4x2x2

**ESTIMATED BUILD TIME**  
10 Months

**STRATA LEVIES**  
N/A

**RENTAL ESTIMATE**  
\$670pw

**RENTAL YIELD**  
5.08%



**AUSTIN  
LAKES**

NOTE: Due to the immense popularity of land in Perth currently this particular lot may sell prior to your enquiry, in which case we will find you another similar lot in the same estate/area. Please note that the Build and Package prices may vary if BAL or noise packages are required.

# THE VANCE

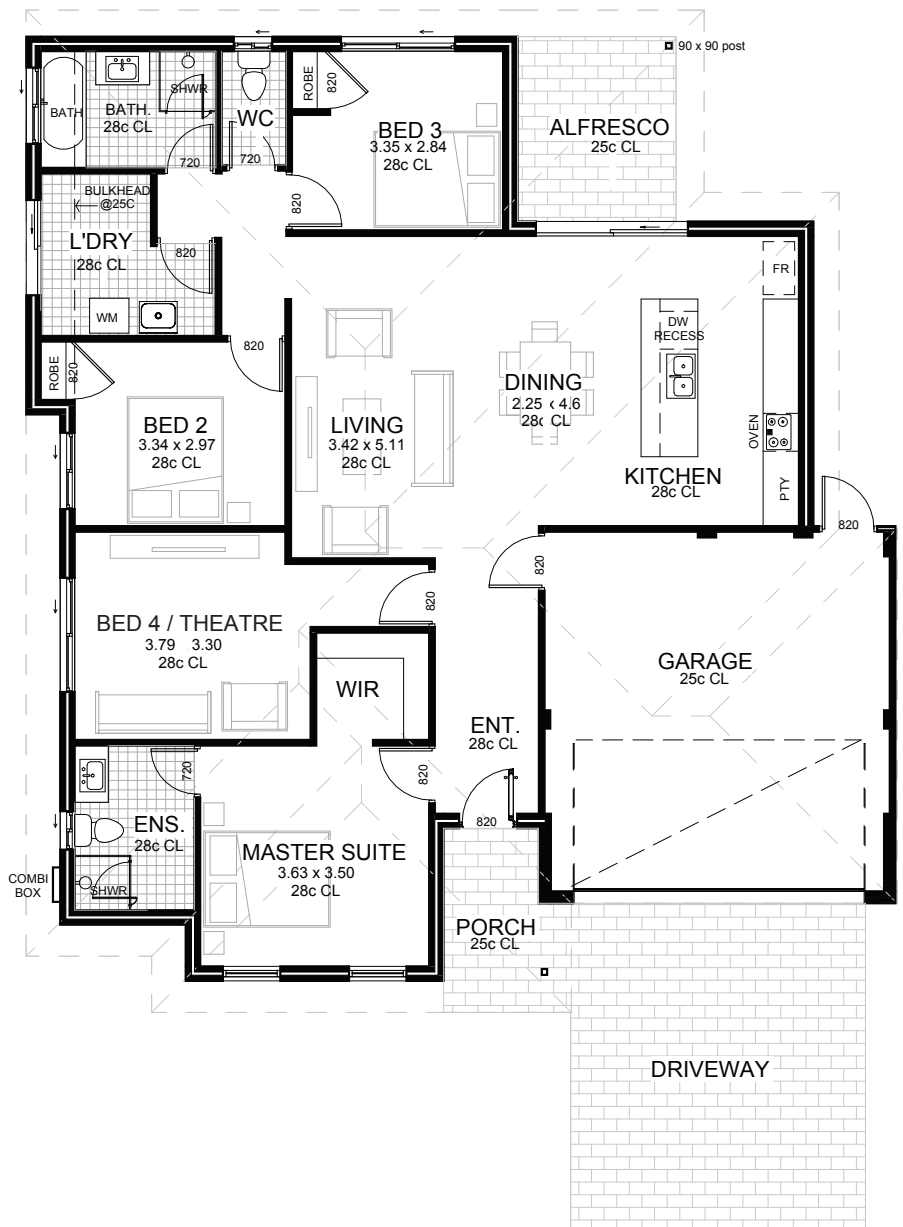
House	131.50m <sup>2</sup>
Garage	34.00m <sup>2</sup>
Porch	4.39m <sup>2</sup>
Alfresco	7.36m <sup>2</sup>
<b>TOTAL</b>	<b>177.25m<sup>2</sup></b>



Main: 4 2 2

## PROPERTY FEATURES

- 🏠 User friendly design
- 🏠 600mm Stainless steel appliances
- 🏠 Stone benchtops in kitchen
- 🏠 Split system reverse cycle A/C
- 🏠 Robes to all bedrooms
- 🏠 6 year structural guarantee
- 🏠 Full turnkey ready for occupation



Disclaimer: Full turnkey package (ready for occupation) including siteworks and landscaping. Concept sketch subject to surveyor's analysis, developers & shire approval. With regards to Multiple Tenancy dwellings, tenants will pay pro-rated utilities usage. Any furniture & softscaping is indicative only and not included in the Build Contract. Working Drawings may vary from sales sketch due to brick or steel form dimensions, building codes and site requirements. Displayed floorplan may depict a mirror image of the actual design to be built due to lot dimensions & orientation. Whilst every care is taken to ensure accuracy of the information contained in this document, all dimensions, measurements, areas, anticipated returns and images are approximate, not to scale and for illustrative purposes only and should only be used as a guide. Buyers must make their own enquiries as to the suitability of this product with regards to their own personal financial situation. Unless contracts have been issued & deposit received, prices and availability are subject to change without notice.



# INCLUSIONS

## PEACE OF MIND

- ✔ 6 Months Service Warranty
- ✔ HIA Lump Sum Fixed Price Building Contract
- ✔ Housing and Indemnity Insurance
- ✔ Quality Products and Services used Throughout Every Home
- ✔ Built by Quality Tradespeople
- ✔ WA Owned and Independent Builder
- ✔ Building Permit & Water Corporation Fees included
- ✔ Contour Survey Included

## ELECTRICAL

- ✔ Synergy Approved Electrical Safety Switch (RCD) Hardwired Smoke Detectors
- ✔ LED Lighting and Double Power Points throughout (excluding Fridge Recess - which is a Single)
- ✔ Home Technology Pack with Phone, TV and Data Point Fibre Optic Network Provision for NBN
- ✔ Flumed Exhaust Fans to Bathrooms
- ✔ Stylish Clipsal Iconic Light Switches and Power Points

## KITCHEN

- ✔ Engineered Stone Benchtops or equivalent
- ✔ Soft Close Cupboards and Drawers
- ✔ Double Bowl Stainless Steel Sink with Designer Chrome Sink Mixer to Kitchen
- ✔ 600mm Stainless Steel Appliances, Hotplate, Under Bench Oven & Canopy Rangehood to Kitchen
- ✔ ABS Edging to All Cabinets Dishwasher
- ✔ Recess with Power and Water Tiled Splashback to Kitchen (\$44 p/sqm)

## EXTERNAL FEATURES

- ✔ Paving to Driveway, Path, Porch & Alfresco
- ✔ 25 Degree Pitched Colorbond
- ✔ Jason Windows Aluminium Windows & Sliding Doors
- ✔ Flyscreens to all Opening Windows & Sliding Doors
- ✔ Termite Protection
- ✔ Double Garage with 3 Remote Controllers
- ✔ R4.1 Ceiling Insulation Batts
- ✔ Quality Architectural External and Internal Door Handles (Privacy Latch to Bathroom & WC) Weather Seals to External Doors
- ✔ Colorbond Fascia, Downpipes and Gutters
- ✔ Double Clay Brick Construction
- ✔ Cream Mortar with Rolled Joints to Brickwork
- ✔ Rear Landscaping (Turf at the rear & paving down the sides)
- ✔ 2 External Garden Taps
- ✔ 2 Colorbond gates

## BATHROOMS/LAUNDRY

- ✔ Victoria Closed Coupled Toilet Suites
- ✔ High Quality Vitreous China Basins
- ✔ Quality Ceramic Wall & Floor Tiles to Bathroom, Ensuite and Laundry (\$44 p/sqm)
- ✔ 2m High Tiling to Shower Recess Hobless Showers
- ✔ Framed Clear Safety Glass for Bathroom & Ensuite Shower Screens
- ✔ Chrome Floor Wastes to Laundry, Bathroom & Ensuite Mirrors Above Vanities in Bathroom and Ensuite Double Towel Rails to Bathroom & Ensuite
- ✔ Toilet Roll Holders to WC & Ensuite
- ✔ Tightform Formica benchtops to Bathroom & Laundry
- ✔ 45L Stainless Steel Laundry Trough with Cupboard

## EXTERNAL FEATURES

- ✔ 28c Ceilings Throughout
- ✔ Quality Carpet and Underlay to Bedrooms & Theatre (if applicable) from Builders' Standard Range
- ✔ Quality Vinyl Sheet Flooring to Entry, Living Area and Rear Hallway from Builders' Standard Range
- ✔ Roller Blinds to Sliding Doors and Windows (excluding Wet Areas)
- ✔ Fully Painted Ceilings, Doors, Door Frames, Timberwork, Eaves & Meter Box
- ✔ Protective Corner Beads to Trafficable Corners
- ✔ Rheem 26L Instantaneous Gas Hot Water System
- ✔ Walk in or Built in Robes with Vinyl Sliding Doors (where shown on plan) including Lined Shelf & Hanging Rail Walk in or Built in Linen Cupboard (where shown on plan) with 4 x Lined Shelves
- ✔ Internal Wall Painting Throughout
- ✔ 2 Split system Air Conditioning Units
- ✔ Letterbox & Clothesline









# SUBURB PROFILE

## South Yunderup

South Yunderup is located under an hour south of Perth's CBD and embodies a warm holiday feel & community spirit, while still supporting a thriving local economy. Lots of parklands, beaches, shopping centres & schools in the vicinity, with no shortage of things to do!

The scarcity of properties for rent in Mandurah & Yunderup areas makes for a very attractive rental yield and low vacancy rates.

Fantastic neighbourly spirit abounds with an extensive selection of top shopping precincts and restaurant assortments!



FANTASIC NEIGHBOURLY SPIRIT



LOW VACANCY RATES





# RENTAL APPRAISAL



April 2024

## RENTAL APPRAISAL – South Yunderup

Dear Investor,

A rental appraisal for the different configuration types in the South Yunderup area is detailed below. All prices are indicative based on the current market conditions and we only see the rental market strengthening leading into 2024.

When assessing the rental value of a property, we consider many factors that assist in leasing the property promptly. This includes comparison of similar properties, both *for lease* and those that have recently *leased*, and market supply and demand. We also consider the features or inclusions that the property has to offer, such as air conditioning, appliances, rooms, parking, amenities, location etc.

We believe that properties in the South Yunderup suburb may achieve a rent return as outlined below:

Bedrooms	Bathrooms	Carparking	Rent in the vicinity of
5 bedrooms	2 bathroom	2 carpark	\$670 - \$720 per week
4 bedrooms	2 bathroom	2 carpark	\$620 - \$670 per week
3 bedrooms	2 bathroom	2 carpark	\$520 - \$570 per week
2 bedroom	2 bathroom	1 carpark	\$470 - \$520 per week
2 bedroom	1 bathroom	1 carpark	\$420 - \$470 per week
1 bedroom	1 bathroom	1 carpark	\$380 - \$420 per week
Studio	1 bathroom	1 carpark	\$340 - \$380 per week

If you require any further information or need an appraisal on a particular property, please contact me on 0421 984 200 or via email [matt@realnet.net.au](mailto:matt@realnet.net.au)

Warm regards,

**Matt Coole**  
Property Management Services  
Realnet Properties