

The Property

Lot 371, St Clare Estate, Henley Brook



Ellis

\$822,745

Property Specifics

EOI Deposit: \$3,000

Land Price: \$367,000

Land Size: 328m²

Land Title: June REGISTER

House Price: \$455,745

House Size: 167.594m²

Configuration:  4  2  2

Disclaimer: Images are illustrative only. Minor variations may occur. You have a choice of 3 Designer Elevations. Rental Appraisal is an estimate on todays demands and may change at any time

Inclusions

- Choice of 3 x Designer Elevations** with Two Tone Acrylic Render
- 20mm Stone bench tops to kitchen
- Split reverse cycle air-conditioning unit to living area (2 x for Dual Living)
- Internal wall painting
- Choice of Hybrid Plank flooring (Builders Standard Range), Vinyl Plank flooring (Builders Standard Range) or 450 x 450 Tiles (Concrete Range), to main floor areas excluding wet areas
- Roller blinds throughout (Excludes wet areas)
- LED Down-lights throughout
- Carpet & Underlay to bedrooms (Builders Standard Range)
- 900mm range-hood, hotplate and oven* (will be 600mm in Dual Living ancillary) with 5 year warranty.
- Dishwasher (2 x for Dual Living)
- Side gate, fence and fixed panel (where shown)
- Paved driveway (up to 6m), crossover, alfresco & porch (Builders standard range pavers) +
- Clothesline (2 x for Dual Living)
- Letterbox (2 x for Dual Living)
- TV Antenna
- Vinyl sliding robe door to Linen
- Overhang on Island Bench
- Mirrored sliding robe doors to Bedrooms*

INSIDE

- Painted metal internal door frames
- Painted flush panel internal doors
- Privacy latches to bathrooms & WC
- Robes with shelf and rail to bedrooms
- Laminated bench tops to bathrooms
- Bank of 4 drawers to kitchen
- 4 x lined shelves to linen and pantry +
- Dual flush toilet
- Chrome mixer taps throughout
- 1520mm bath to bathroom +
- Up to 2m high tiling to shower recesses
- Frame-less mirrors to Ensuite and Bathroom
- Floor tiling to laundry, bathroom & WC
- Flumed exhaust fans to bathrooms & WC
- Hard plaster (white set) to internal
- R4 Ceiling insulation to entire home and garage
- Double power points throughout
- 2 hardwired smoke detectors (4 x for Dual Living)
- 2 digital TV points (Living & Master Suite)
- 1 Data / Phone point
- Additional DGPO to theatre
- Mitered tiling to throughout
- 75mm Cove or Symphony cornice throughout
- Semi frame-less glass shower screen to Bathroom & Ensuities
- 28c Ceilings throughout (Excluding Alfresco, Garage & Porch)
- Soft close drawers and cupboards
- Water tap to fridge recess (x2 for Dual Living)

OUTSIDE

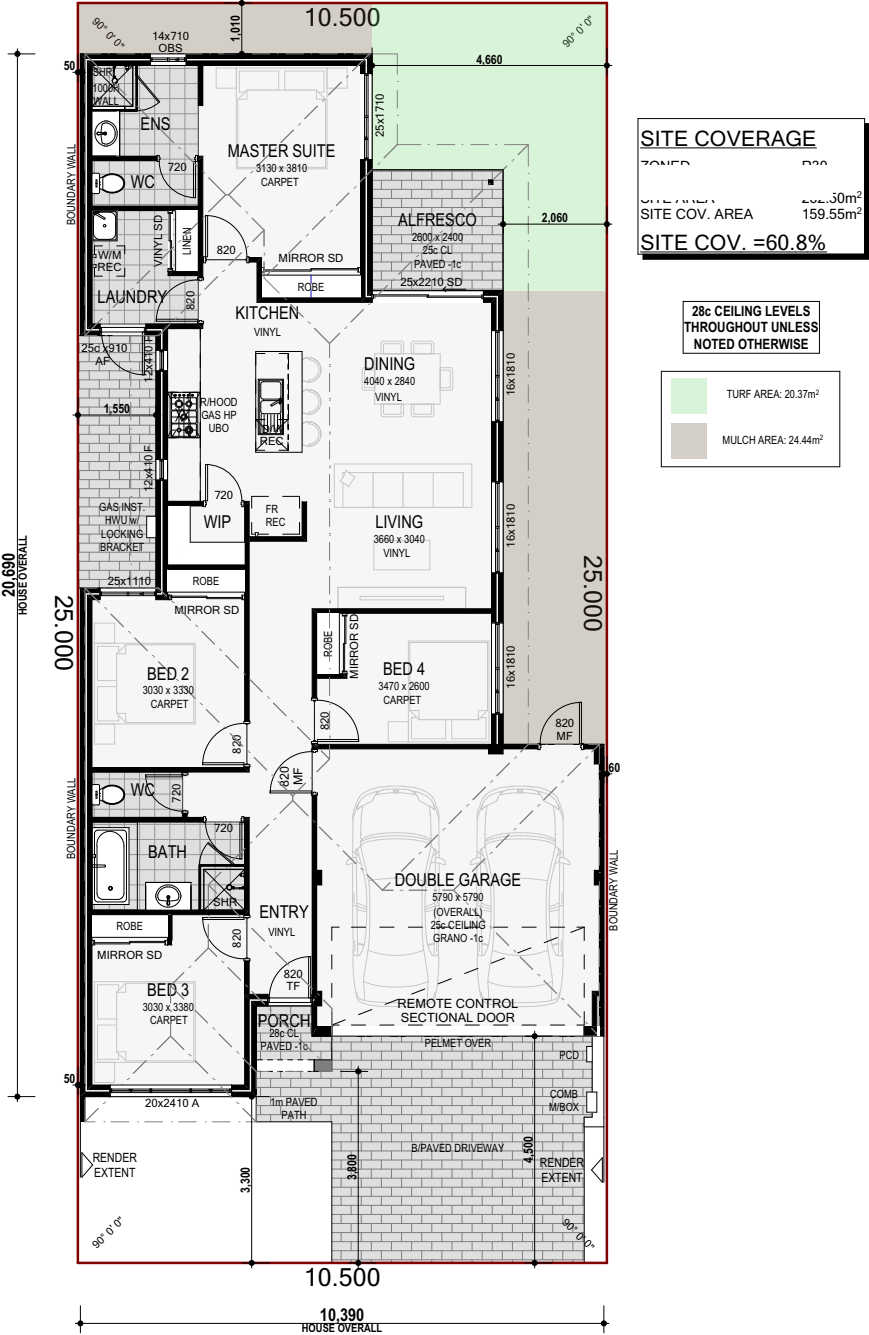
- Double clay brick construction
- 2 course face brick
- Colorbond metal roof
- Colorbond gutters and fascia
- Solid feature front entry door
- Weather draft seals to front entry door
- Deadlock front entry door & garage
- 25c ceilings to alfresco, porch & garage
- Treated roof timber
- External lights to porch & alfresco
- 2x external taps (4 x for Dual Living)
- Instantaneous gas HWS (2 for Dual Living)
- Powder coated aluminum windows & sliders
- Fly-screens to all windows & frames
- 5mm clear glass throughout
- Perimeter termite treatment
- 25 Degree foot pitch
- DGPO to alfresco
- Rear door to garage (where shown)
- Side gate, fence and fixed panel
- Courtyard paving (where shown)
- Sectional garage door with 2 remotes
- Front landscaping prep

CONSTRUCTION

- N2 Wind Rating
- Retaining Wall Inspection*
- Traffic-able Lid to sewer*
- National Construction Code (NCC) 2022 compliant
- BCA Compliant
- HIA Fixed price contract
- Full working drawings
- Full indemnity insurance
- NBN Conduits
- Lifetime structural guarantee
- Firewall to Underside of Roof to suit BCA
- (If required) (Dual Living)
- Water & Gas Sub Meters to
- Ancillary (Dual Living)
- Sub-Combo Meter Box to Ancillary (Dual Living)
- Verge tree protection*
- BAL Report

*Where applicable.

Design



PROPOSED AREAS - TRADITIONAL		
NAME	AREA	PERIMETER
ALFRESCO	6.240	10.000
DOUBLE GARAGE	32.724	23.160
HOUSE	126.164	61.160
PORCH	1.716	5.600
	166.844 m²	

Stage Plan

St. Clare Estate Henley Brook

Stage 1 & 2



Estate Information

St. Clare Estate Information

St. Clare Estate – the perfect view of a new life in the Swan Valley.

St. Clare Estate is located in one of the fastest-growing communities in Perth and is only 30 minutes from the CBD, making it the perfect location to live, relax, and explore. With the Swan Valley on your doorstep, it offers you a host of leisure and lifestyle amenities, including restaurants, wineries, breweries, and cafes, all only minutes away.



Adventure - Caversham Wildlife Park

Caversham Wildlife Park is always a must-see when visiting Perth. We are so lucky it is on our doorstep!



Transport Connectivity - Metronet

Situated less than 5 minutes from Whiteman Park & Ellenbrook Metronet Stations – **St. Clare Estate** is perfectly placed alongside public transport.



Kids Paradise - Wongin Park

Wongin Park is one of WA's newest local playgrounds, full of adventure for the little ones. Don't forget to grab a coffee and watch the kids explore at the Crooked Spire Cafe!



The Heart of Henley - The Henley Brook

Enjoy having an award winning pub as your 'local' – the Henley Brook (the Hen) have been recognised for delivering exceptional service and unforgettable experiences for all their guests.

Aerial View



Elevation Choices



COASTAL



CONTEMPORARY



TRADITIONAL