

The Property

Lot 1001, Whitby Estate, Whitby



Hyams

\$742,352

Property Specifics

EOI Deposit: \$3,000

Land Price: \$270,000


Land Size: 375m²

Land Title: NOV REGISTER

House Price: \$472,352

House Size: 185.58m²

Elevation:

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 today's 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

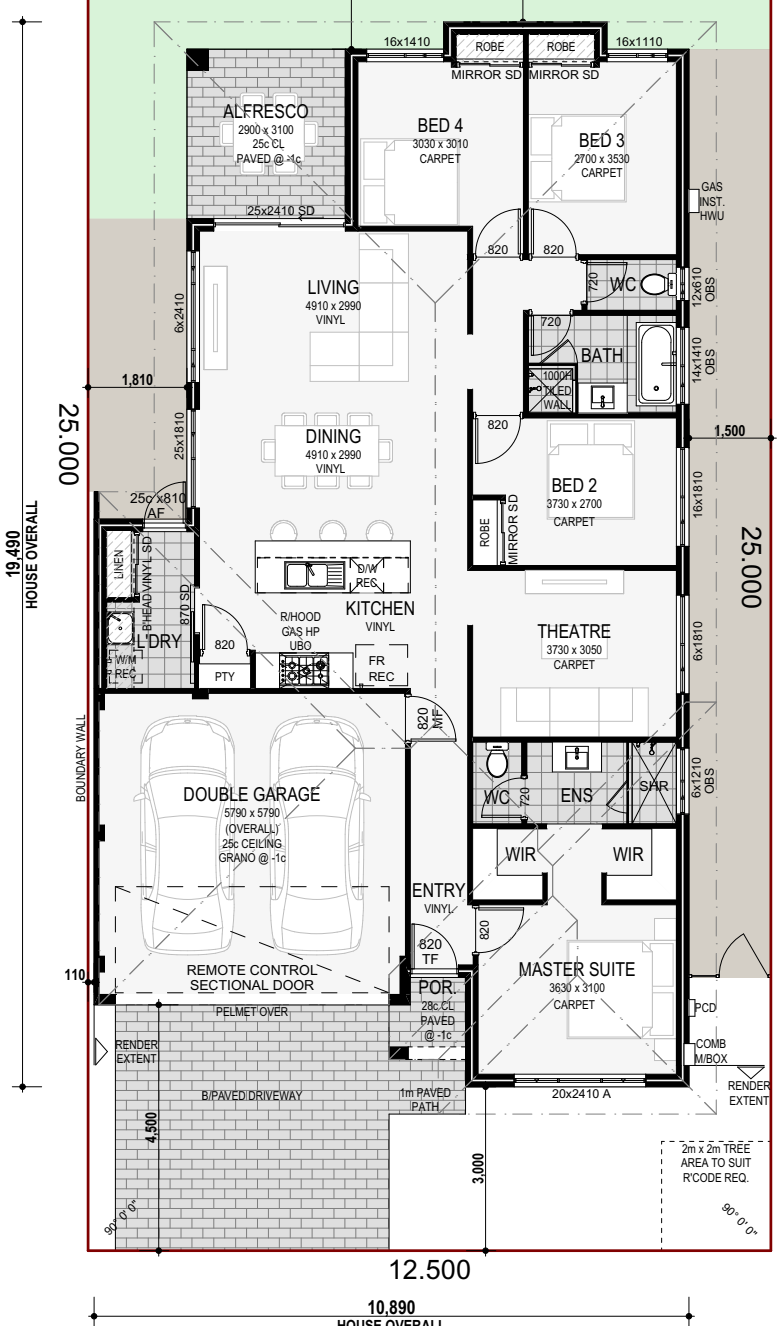
- Double clay brick construction
- 2 course face brick
- Colorbond metal roof
- Colorbond gutters and fascia
- Solid feature front entry door
- Weather draft seals to front entry door
- Deadlock front entry door & garage
- 25c ceilings to alfresco, porch & garage
- Treated roof timber
- External lights 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



<u>SITE COVERAGE</u>	
SITE AREA	312.50m ²
SITE COV. AREA	174.48m ²
<u>SITE COV. =55.8%</u>	

SITE AREA	312.50m ²
SITE COV. AREA	174.48m ²

SITE COV. =55.8%

**28c CEILING LEVELS
THROUGHOUT UNLESS
NOTED OTHERWISE**

TURF AREA: 41.74m²

MULCH AREA: 35.36m²

PROPOSED AREAS - TRADITIONAL		
NAME	AREA	PERIMETER
ALFRESCO	8.990	12.000
DOUBLE GARAGE	32.535	22.980
HOUSE	141.446	60.760
PORCH	1.905	5.800
	184.876 m²	

Stage Plan

Stage 5C Plan

PRELIMINARY



Legend

- Stage 5C
- Previous Release
- Future Stages
- Drainage Services
- Electricity
- Water Services
- NBN Connection
- Let Levels
- Road Levels
- Garage Location
- Transformer Site & Substation
- Back Paving
- Pavement
- Tree
- Retaining Wall & Top of Wall Height
- Curbside Wall & Top of Wall Height

Estate Information

At the foot of the Darling Ranges

Nestled at the foot of the breathtaking Darling Ranges in Perth's south-east, Whitby is poised to become the heart of the Serpentine–Jarrahdale region. Over 500 hectares of pristine land will be transformed into a vibrant, masterplanned community – a place where families thrive, businesses flourish, and opportunities abound.

Every element of Whitby has been thoughtfully designed to offer an unparalleled lifestyle, blending the tranquility of a bushland setting with the energy of a growing hub. With new schools to support the dreams of future generations and an abundance of parks, playgrounds and community facilities, Whitby promises a life full of possibilities. This is more than a place to live – it's a destination to grow, connect and prosper, with opportunities to secure your place in the community already [available](#).



A masterplanned community full of promise

On completion, Whitby will be home to an energised community of over 10,000 residents and 3,750 homesites. The Whitby masterplan has been designed to include all the amenity and infrastructure needed to ensure that happens. Everything from education facilities, including two primary schools and a high school, to a district shopping centre with major retailers and 75 specialty stores. There will be a thriving town square, restaurants and cafes, a library and numerous sport and recreational facilities.



Development work has been continuing in 2022 on Main Roads WA's exciting Tonkin Highway Extension Project. Here at Whitby Town, we're looking forward to seeing the planning continue to progress and connect our community to nearby urban hubs. Main Roads have advised that delivery timings are currently being developed in partnership with industry. When updates are announced, we'll update our news platform for our residents and locals to stay in-the-know. The scope of works includes:

- 14km extension of Tonkin Highway from Thomas Road to South Western Highway as a four-lane dual carriageway
- Underpass at Abernethy Road (road, pedestrian, cyclist, equine)
- Roundabouts at Orton Road, Mundijong Road and South Western Highway
- Underpass at Gossage Road (equine)
- Interchange at Bishop Road and Tonkin Highway (grade separation)
- Bridge over Wright Road and rail line
- Underpass at Shanley Road (road, other mode types under investigation)
- Principal Shared Path (PSP) running the full length of the Tonkin Highway project on the eastern side with connections to local path networks
- Also being considered but currently under investigation:
 - Upgrade to the Abernethy Road and Hopkinson Road intersection
 - Upgrade to the Tonkin Highway, South Western Highway, Jarrahdale Road and Shanley Road intersection

Funding was recently allocated for the Thomas Road Upgrade project, which includes:

- Thomas Road duplication from Tonkin Highway to South Western Highway
- Interchange at Thomas Road and Tonkin Highway (grade separation). View the [Thomas Road Upgrade](#) page for more information.

Masterplan



Whitby



The details, dimensions, areas and inclusions shown in this plan are indicative of the planned subdivision, and whilst every care has been taken with the preparation of these particulars, which are believed to be correct as at October 2022, they are subject to change and are not to be construed as forming part of any contract.

Elevation Choices



COASTAL



CONTEMPORARY



TRADITIONAL