

The Property

Lot 1761, The Village, Wellard



Coorong – DUAL KEY

\$910,497

Property Specifics

EOI Deposit: \$3,000

Land Price: **\$350,000**



Land Size: 411m²

Land Title: **REGISTERED**

House Price: **\$560,497**

House Size: 200m²

Elevation:

Configuration:  4  3  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

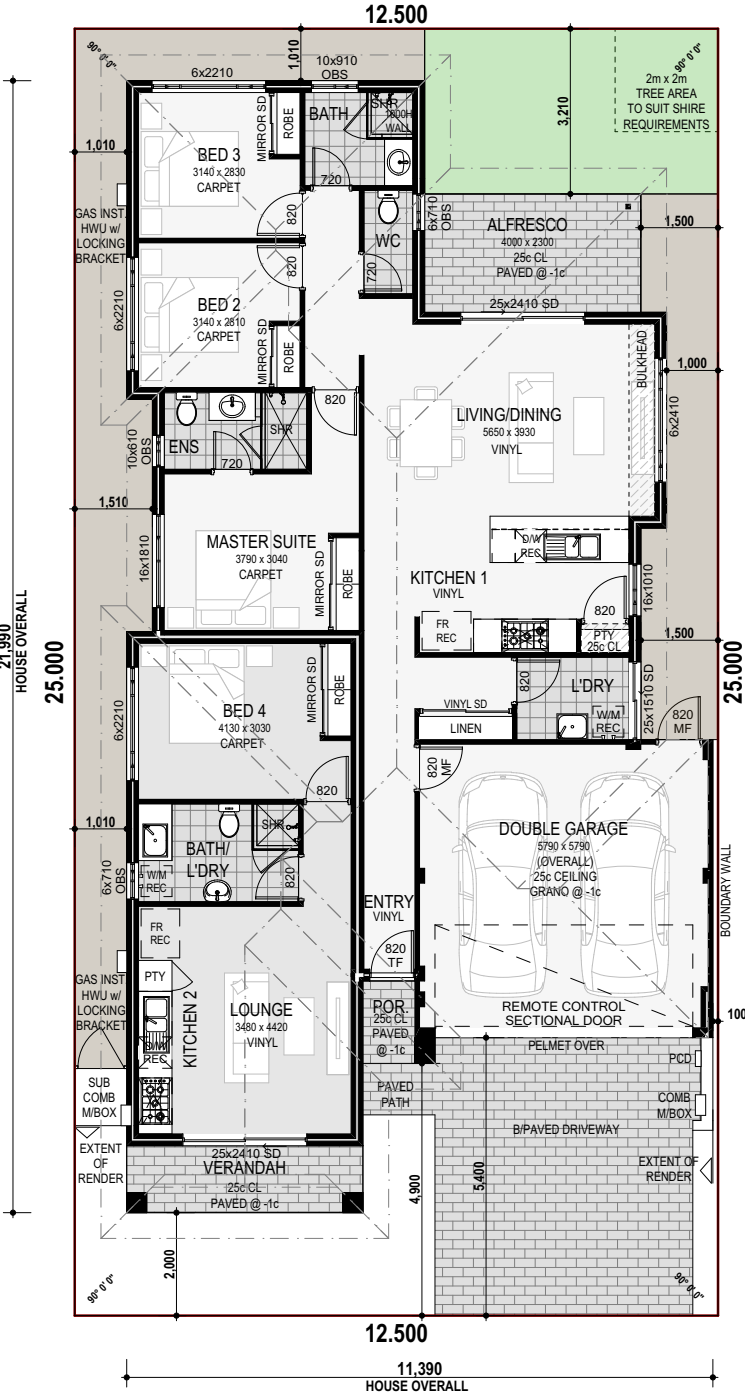
- Double clay brick construction
- 2 course face brick
- Colorbond metal roof
- Colorbond gutters and fascia
- Solid feature front entry door
- Weather draft seals to front entry door
- Deadlock front entry door & garage
- 25c ceilings to alfresco, porch & garage
- Treated roof timber
- External lights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



SITE COVERAGE

SITE AREA	312.50m ²
SITE COV. AREA	184.40m ²

SITE COV. =59.0%

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

 TURF AREA: 18.30m²

MULCH AREA 42.21m²

PROPOSED AREAS - COASTAL		
NAME	AREA	PERIMETER
ALFRESCO	9.660	13.000
DOUBLE GARAGE	32.715	23.160
HOUSE	150.573	63.360
PORCH	1.811	6.000
VERANDAH	5.967	11.780
	200.726 m²	

Stage Plan

Estate Information



the village at
Wellard



A true village lifestyle

Already one of the most award-winning residential communities in Western Australia, The Village at Wellard offers a true village lifestyle close to all of life's essentials. Blocks within this close-knit community are all walking distance from shops, services, dining options and Wellard Train Station, which puts the Perth CBD just a 31-minute train ride away.



Perth CBD
31 minutes
by train



Home to The
Wellard Village
Primary School



Surrounded
by 17ha of
bushland



Wellard Square
Shopping Centre
with Woolworths

Size & Location

- Located within the City of Kwinana in Perth's flourishing southern corridor
- The estate will boast 3,075 homes upon completion
- A short drive from Fremantle, Rockingham and Mandurah
- 31 minutes by train to the Perth CBD

Parks & Reserves

- Discover Adventure Park complete with a viewing tower, BMX track, swings, climbing dome and more
- Environmental initiatives have seen the conservation of 10ha of wetlands, and 17ha of retained natural bushland
- There are a number of walking and cycling trails, picnic nooks and playgrounds to enjoy throughout the community

Education

- Home to Busy Bees Childcare Centre
- Wellard Village Primary School and Peter Carnley Anglican Community School are located within the estate
- 6 minutes to South Metropolitan TAFE Kwinana Campus
- 11 minutes to Murdoch University Rockingham Campus
- 12 minutes to South Metropolitan TAFE Rockingham

Village Centre

The Wellard Village Centre is home to:

- Wellard Square Shopping Centre with a 3,000sqm Woolworths including a number of specialty retailers
- Food options including The Wellard Tavern, Subway, Wellard Pizza, My Noodle Rules, Bake My Day Bakery and Bliss Momo's Café
- Dental, healthcare and beauty facilities
- John Wellard Community Centre

Transport

- The Village at Wellard is the first walkable transit-oriented development on the Perth-Mandurah rail line
- Wellard Train Station is within walking distance of all homes and the Wellard Bus Station provides an easy connection to major centres
- The Kwinana Freeway access is just 5 minutes away

Community

- John Wellard Community Centre offers a range of exciting programs for the family
- The Wellard Village People Town Team represents the interests of the local community. Visit wellardvillagepeople.com for more information.

Masterplan



the village at
Wellard

Estate Masterplan



This masterplan document is conceptual and subject to constant changes. Whilst every care has been taken with the preparation of these particulars, which are believed to be correct, they are in no way warranted by the selling agent or its clients in whole or in part and should not be construed as forming part of any contract. Any intending purchasers are advised to make necessary enquiries to satisfy themselves on all matters in this respect. All areas and dimensions are subject to survey.

Aerial View



the village at
Wellard

Beyond The Village



Elevation Choices



COASTAL



CONTEMPORARY



TRADITIONAL