

# The Property

Lot 2490, Capricorn Estate, Yanchep



Custom

**\$676,034**

## Property Specifics

**EOI Deposit:** \$3,000

**Land Price:** \$258,000




**Land Size:** 173m<sup>2</sup>

**Land Title:** AUGUST REGISTER

**House Price:** \$418,034

**House Size:** 122.208m<sup>2</sup>

**Elevation:**

**Configuration:**  3  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

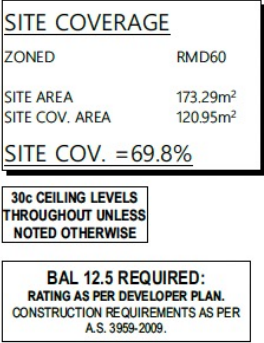
- Double clay brick construction
- 2 course face brick
- Colorbond metal roof
- Colorbond gutters and fascia
- Solid feature front entry door
- Weather draft seals to front entry door
- Deadlock front entry door & garage
- 25c ceilings to alfresco, porch & garage
- Treated roof timber
- External lights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



PROPOSED AREAS - WA CLASSIC		
NAME	AREA	PERIMETER
DOUBLE GARAGE	34.103	23.360
HOUSE	86.842	45.560
PORCH	0.778	4.200
	<b>121.723 m<sup>2</sup></b>	



# Stage Plan



## STAGE RWB2 RELEASE



### LEGEND

<span style="background-color: #00a0e3; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> Stage RWB2 Release	<span style="border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> Future Residential
<span style="background-color: #ffff00; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> Existing Residential	
Footpath	Limestone Retaining Wall
Red Asphalt	Limestone Retaining Wall with Estate Fence
Future Road	NBN Pit & Connection
Below Ground Water Service	Street Light
Hydrant/Valve	Western Power Transformer Site
Sewer Housing Connection/Manhole	Below Ground Power Service Pit
Drainage Grates	Subject to BAL 12.5
Manhole / Side Entry Pit	Lot Level
Road Level	



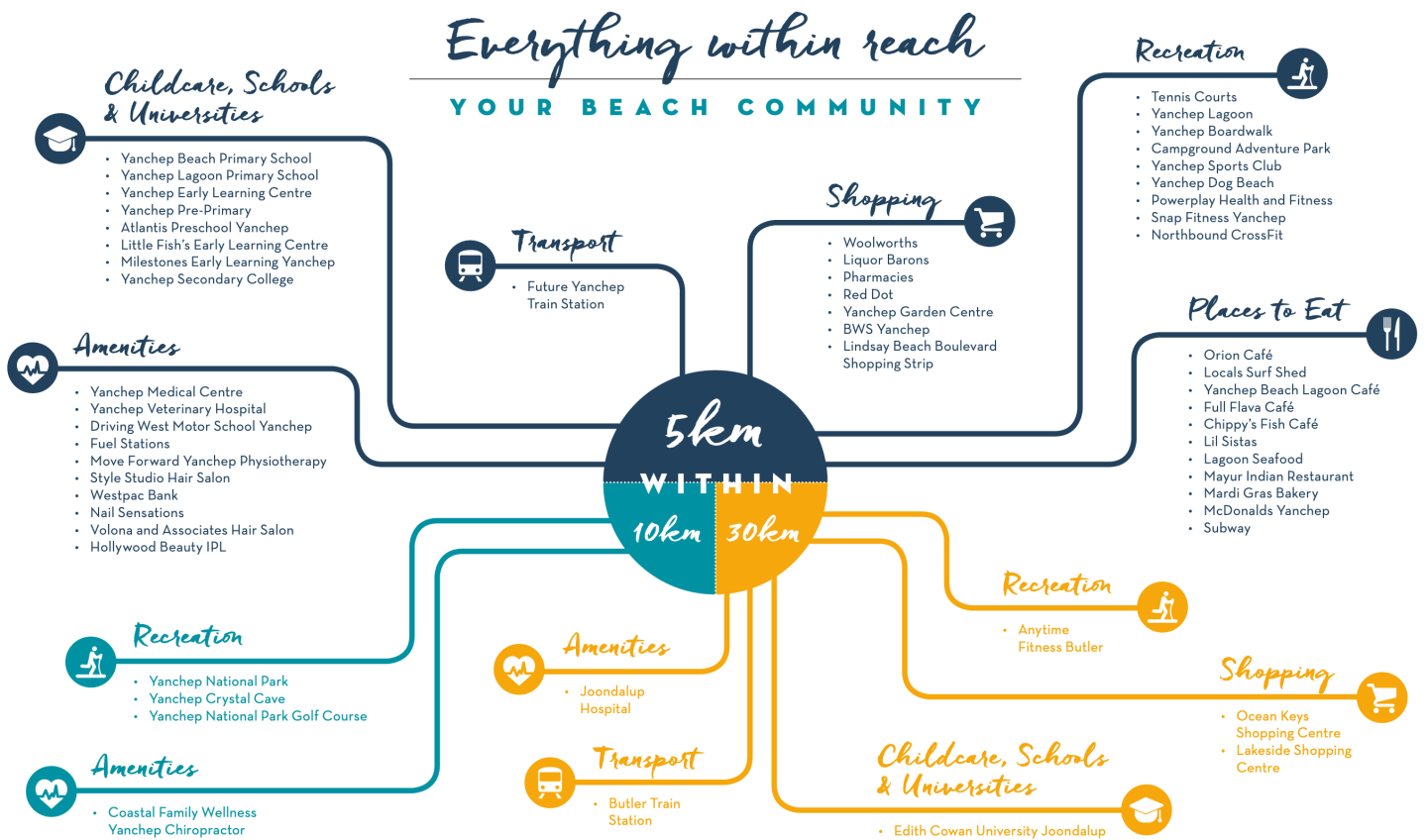
Register today at:  
[capricornyanchep.com.au](http://capricornyanchep.com.au)

**Capricorn Yanchep Sales Office:**  
 Parkside Street, Yanchep

# Estate Information

## Everything within reach

### YOUR BEACH COMMUNITY





# Masterplan



## Masterplan

### Legend

#### Established

- |  |                                      |  |                                |
|--|--------------------------------------|--|--------------------------------|
| ① Yanchep Lagoon & Surf Life Saving Club | ② Boardwalk and Beach Access         | ③ Local Shops, Medical and Dental Centre             | ④ Yanchep Beach Primary School |
| ⑤ Bethanie Village Aged Care             | ⑥ Established Park with Tennis Court | ⑦ Campground Park                                    | ⑧ Sales Office                 |
| ⑨ Capricorn Early Learning Centre        | ⑩ Yanchep Medical Centre             | ⑪ Yanchep Central Woolworths, Bank, Specialty Stores |                                |

#### Future

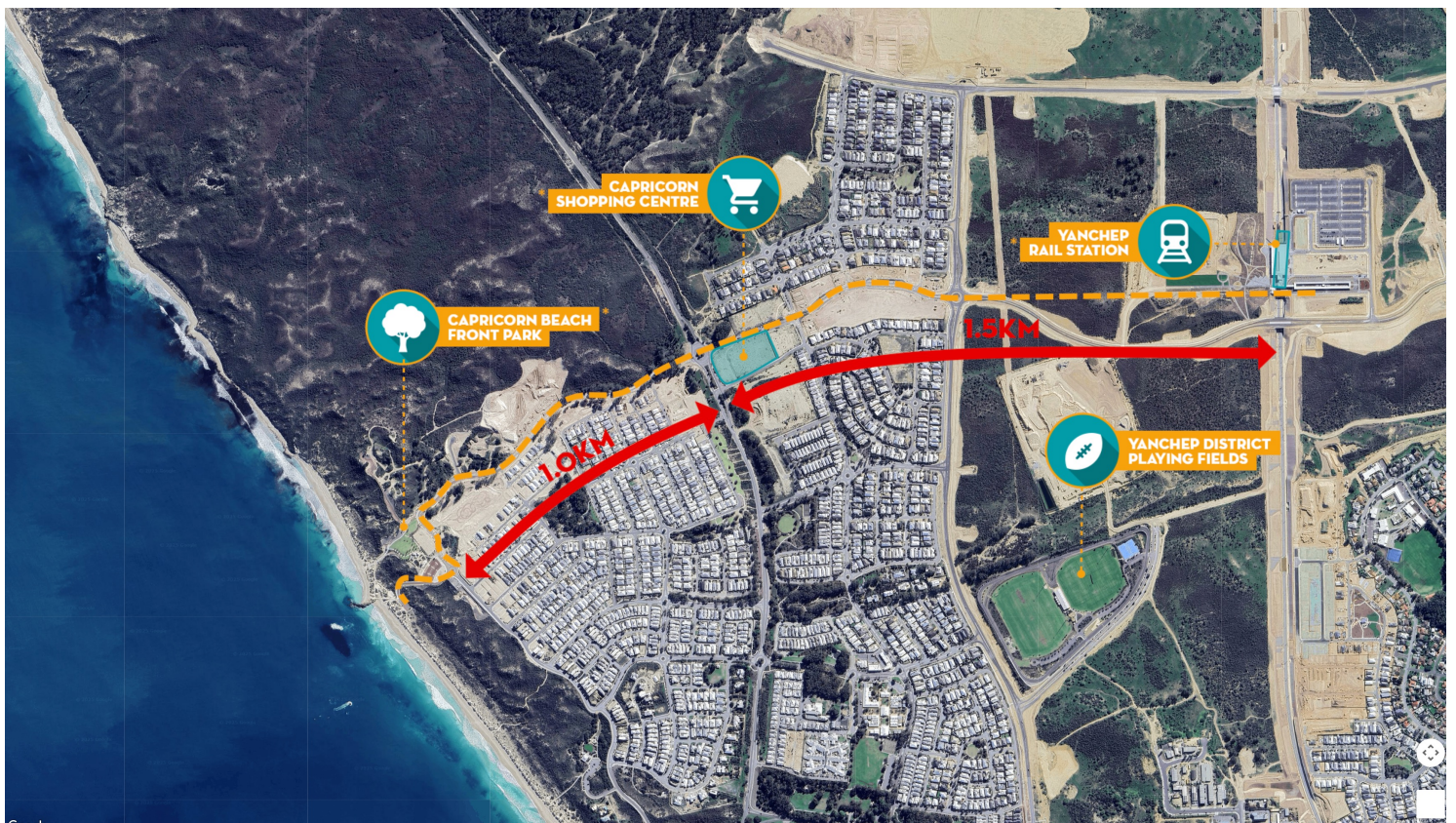
- |                                |                                   |                                   |                               |
|--------------------------------|-----------------------------------|-----------------------------------|-------------------------------|
| ⑫ Primary School & Oval        | ⑬ Yanchep City Centre & Rail Line | ⑭ Yanchep District Playing Fields | ⑮ Future Retirement Village   |
| ⑯ Future Mixed-Use Development | ⑰ Future Tourism Precinct         | ⑱ Future Foreshore Park           | ⑲ Neighbourhood Retail Centre |

#### Stages

- |                 |              |               |                     |
|-----------------|--------------|---------------|---------------------|
| ① Holiday Final | ② Beachfront | ③ Templetonia | ④ Previous Releases |
|-----------------|--------------|---------------|---------------------|



# Aerial View





# Elevation Choices



COASTAL



CONTEMPORARY



TRADITIONAL