

# Property Package Fixed Price

Dayton Valley

3 Dayton Valley Dayton WA 6055



\$777,520

DAYTON VALLEY A Better Place to Live. Dayton is a vibrant community nestled within the City of Swan, Perth's largest local government area by land size. Discover the unique lifestyle that awaits you at Dayton, where modern living meets natural beauty and convenience. Dayton offers a blend of urban and rural living. With its strategic location and excellent infrastructure, Dayton is poised to become one of Perth's most sought-after residential areas. Commuters enjoy a fast, easy journey into the city and beyond, with Perth CBD just 20mins away, Guildford and Midland are accessible in under 10 minutes, and improved infrastructure has made traveling around Perth's northern suburbs easier than ever. Dayton residents can enjoy quick trips to the Swan Valley, with suburbs like Caversham just moments away. This excellent road access ensures that work, schools, shopping centres, and medical facilities are all within easy reach. Surrounded by an abundance of parks, playgrounds, and nature reserves, Dayton provides plenty of reasons to enjoy the outdoors. Location Highlights Featherflower Park - 1.0km The Margaret River Chocolate Company - 1.4km Caversham Store - 2.0km Primewest Caversham Village - 2.4km Swan Valley Attractions - 6.3km Whiteman Park - 6.8km Midland Gate - 7.8km Caversham Primary School - 1.0km Caversham Valley Primary School - 1.9km Dayton Primary School - 2.2km East Beechboro Primary School - 3.3km

LAND PRICE \$383,000	LAND SIZE M <sup>2</sup> 275.8
BUILD PRICE \$394,520	BUILD SIZE M <sup>2</sup> 170.62
LAND REGISTRATION Nov-25	EST. RENTAL RETURN P/W \$826

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# FLOOR PLAN

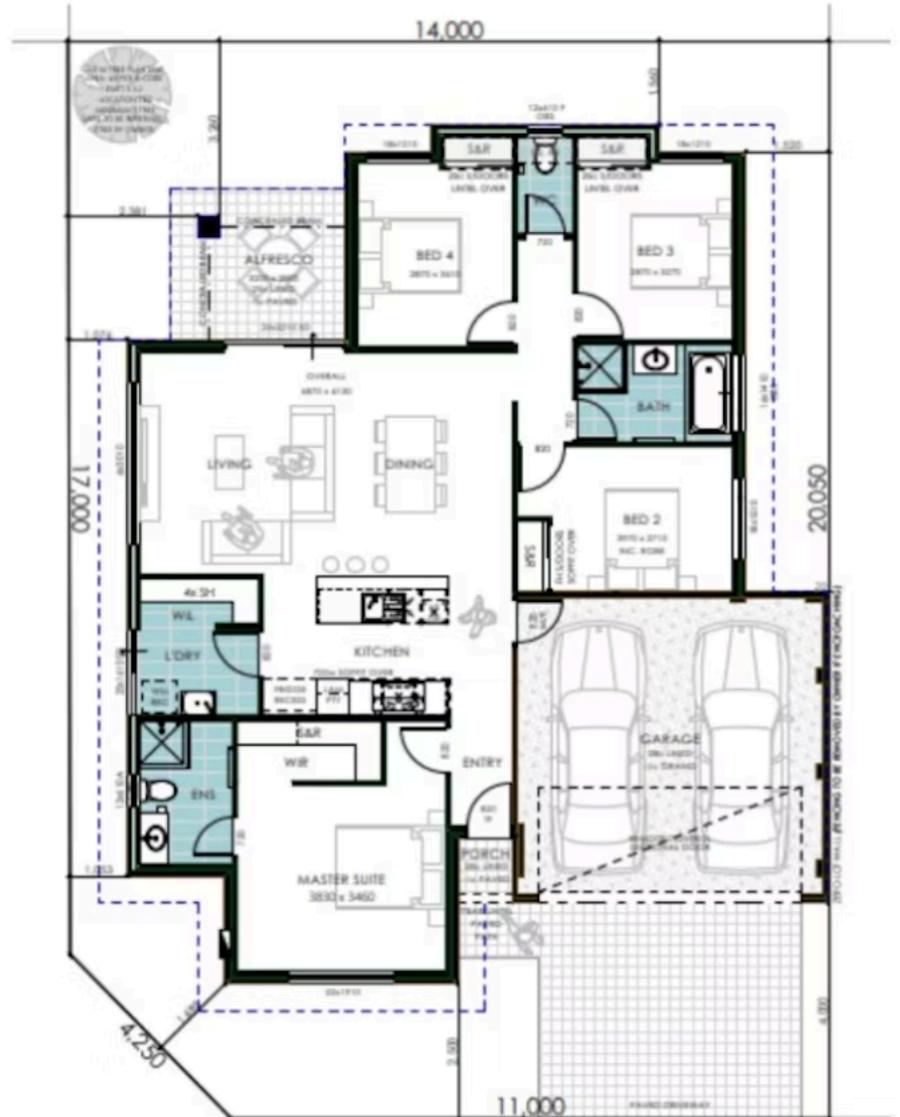
## SINGLE DWELLING

Total Area 170.62 m<sup>2</sup>



### PACKAGE HIGHLIGHTS

- Samsung Reverse Cycle Ducted A/C 10kw's min
- Builders Standard Stone benchtops to kitchen
- 15x LED downlights
- 900mm rangehood
- 900mm Low-Current Induction cook top
- 600mm Haier Oven
- Vinyl sliding doors to linen
- Carpet including underlay to bedrooms/theatres\*/robes
- Mirrored sliding doors to robes
- Timber Laminate flooring to main floors
- 1.6kw PV Solar System
- 7 Star energy efficient
- Designer elevation
- 28c garage height
- Full internal wall painting



Floorplan, facade, and all measurements are approximate and subject to change. Images, colors, and dimensions are for illustration only and may differ from final product. Prices shown are examples and may change without notice. Additional fees may apply. Lot widths may vary based on estate requirements and council guidelines. Contact your sales consultant for complete terms and conditions.