

Property Package

Fixed Price - Full Turnkey

Florence Estate
417 Stage 8 Florence Estate Mandogalup WA
6167



\$964,610

Florence is an idyllic, well-connected new community nestled in the beautiful natural surrounds of Mandogalup, 30 km south of Perth CBD. Offering a variety of affordable homesites with lot sizes to suit every household, Florence is built for families from all walks of life. With a network of 13 future parks and public open spaces located 200m from every home, Florence offers the freedom to run, play and explore. The estate's first park on Mueller Grove features a nature playground, flying fox, BBQ facilities and shelters. Located only 30 minutes from Perth by train, 5 minutes drive to the Aubin Grove train station, and close to major shopping precincts.

LAND PRICE \$417,000	LAND SIZE M ² 375.0
BUILD PRICE \$547,610	BUILD SIZE M ² 207.64
LAND REGISTRATION Registered	EST. RENTAL RETURN P/W \$1150



SYED JAFAR
0417122787
info@xpansion.com.au

FLOOR PLAN

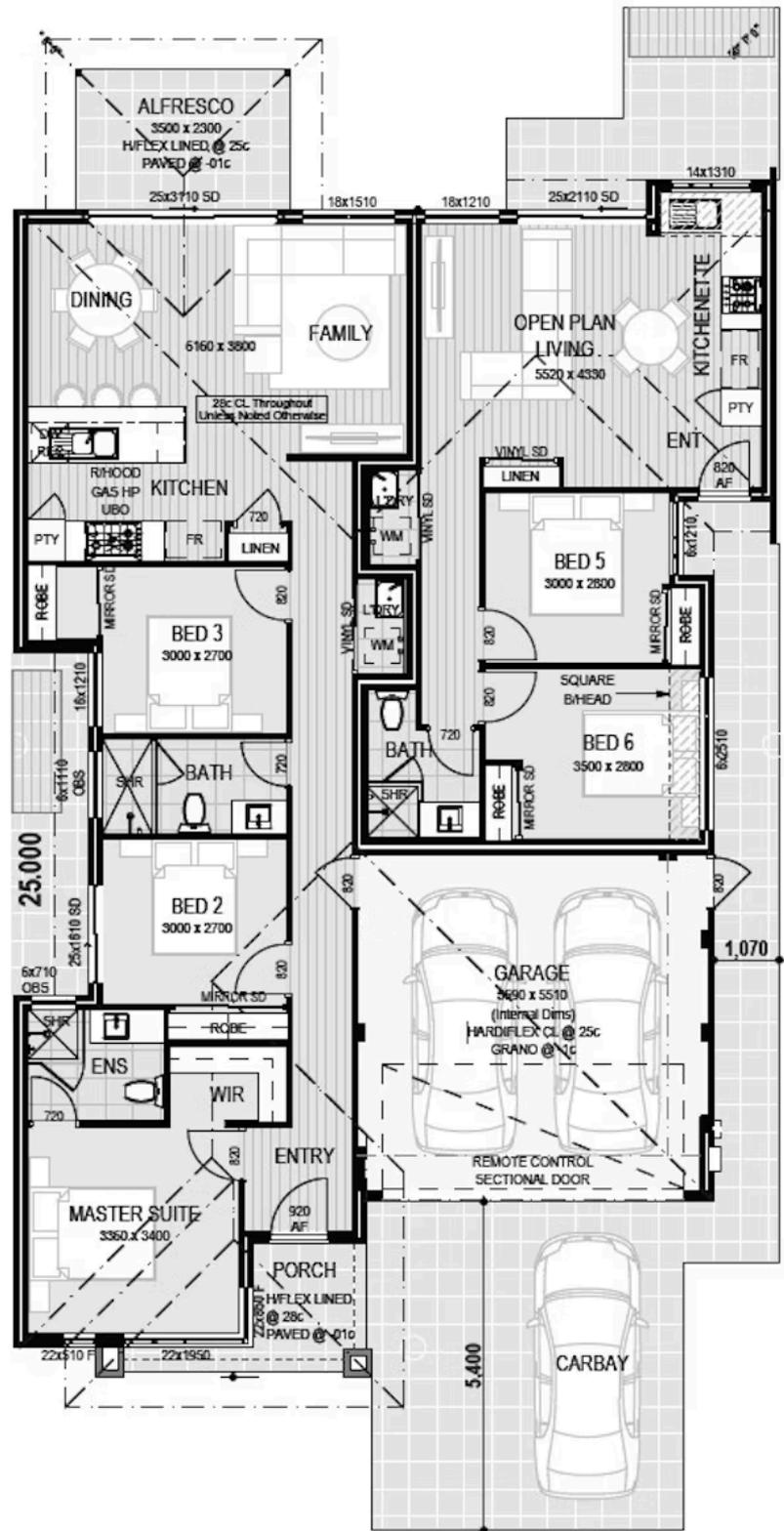
DUAL KEY

Total Area 207.64 m²



PACKAGE HIGHLIGHTS

- Coveted Dual Residency design
- 600mm Stainless steel appliances
- 2 split system reverse cycle A/C's
- 4 bedrooms, most with ensuites
- Robes to all bedrooms
- 6 year structural guarantee
- Full turnkey ready for occupation
- Insulation throughout including garage
- Pantry cupboard (as drawn) with four white melamine shelves
- Timber floating flooring to all living areas, carpets to bedrooms
- Standard Building Permit & Water Authority Application Fees included
- Framed mirrors to full width of vanities
- 42 litre stainless steel trough with cabinet, sudsaver and mixer tap to laundry
- Dishwasher plus recess with cold tap and power point
- Energy Rating Assessment for NCC/ Shire approval
- Engineers site report and contour survey



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.