

# For Sale

## 15 Halcyon Loop, SOUTHERN RIVER



### DONT MISS OUT ON THIS TURNKEY PACKAGE!



Don't miss out at Ambia!

Enjoy the best of both worlds thanks to the ambiance and convenience of this connected, natural location that's only 17km from the Perth CBD.

Situated in the heart of Southern River, you're just a short drive from shopping centres, playing fields, hospitals and employment hubs in Thornlie, Maddington, Kewdale and Canning Vale. Nestled in a community focused estate, get to know your neighbours amongst the open space areas with playgrounds and barbeque facilities.

In a snapshot living in Ambia provides the convenience of:

- Location
- Intimate Community
- Affordable Lots
- Natural Surroundings
- Easy Access

This all inclusive house and land package offers you the

following:

- Double garage with remote sectional door
- Stylish stainless-steel appliances
- Built in robes to all bedrooms
- Internal down lights throughout entire home
- Full internal and external painting
- Builders standard floor coverings
- Builders standard window coverings
- Render and feature brick to front elevation
- Provisional sum sitework costs included
- And much more in these ready to move in turnkey homes...

Features:

- Titled land
- Low maintenance living
- All inclusive package with upgrades available

Local Amenties:

- 2.3km to Southern Grove Primary School

**Derryn Mastrangelo**

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- 4.5km to Southern River Shopping Centre
- 2.6km to Sutherlands Park
- 17km to Perth CBD
- 6.5km to Gosnells Train Station

Government grants may be applicable\*:

- First Home Owners Grant \$10,000\*
- Additional First Home Buyer Stamp Duty Concessions may apply

If you'd like any further information on this great opportunity please contact Derryn on 0434 437 288

### DISCLAIMER:

Images are for illustrative purposes only.

Now Living Realty is the authorised selling agent. Prices

start at \$405,750 and reflect the specifications as outlined in the contract; optional upgrades are available at an additional cost to the buyer.

Prices, specification, availability and incentives subject to change without notice. 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 the seller in whole or in part and should not be constructed as forming part of any contract. Intending buyers are advised to make enquiries, as they deem necessary, to satisfy themselves on all matters in this respect.

Please visit

<http://www.nowlivingrealty.com.au/disclaimer/> for more information on disclaimers.

**Derryn Mastrangelo**

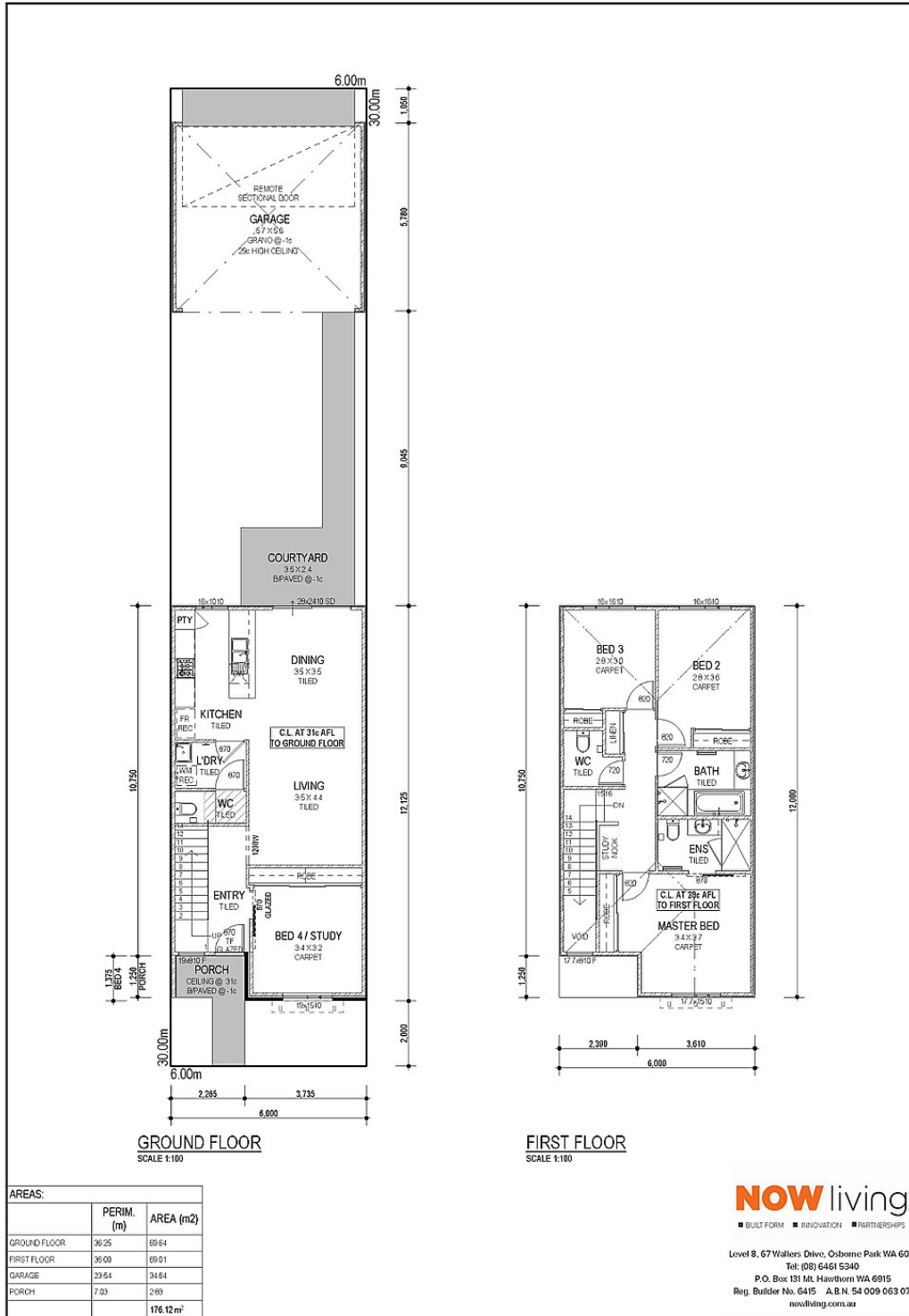
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