

claravale

HILBERT

PRICE LIST

THE RANGES STAGE 4 - TITLED

Lot	Frontage	Depth	Area	Status	BAL	Zoning	Site Class / Footing	Noise Attenuation	Titles Due	Land Price
Lot 266 (#8) Melrose Loop	17m	30m	510m²	On Hold	LOW	RMD 35	A - B1		Titled	\$420,000



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SOIL AND FOOTINGS
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Colorbond
FENCING + FRONT
landscaping package



LAND DEPOSITS
OF \$2000



All lots under
260m²
require a
Development
Application

SOAKWELLS
REQUIRED



38mins
to Perth CBD



10
schools and **7**
childcare centres
in the area



Major transport links
nearby including
Armadale Road,
Tonkin Highway,
Kwinana Freeway
& Armadale Station



Plenty of
dog parks,
playgrounds &
walking areas
nearby

****DISCLAIMER - Site Class:** The rating on class/footings in this Price List applies only if the Buyer is building a single-storey full masonry residential construction, based on AS2870 (2011), and gets their site classification report from Structerre Consulting Engineers. If the Buyer is constructing a different type of residence or uses a different consulting engineer for the report, the Seller is not responsible for the information. General: While we aim for information accuracy, it is not guaranteed by the selling agent. Prospective buyers are advised to verify all details and not view this as a contractual commitment. All measurements are subject to survey. Full retail prices are as shown. Promotional prices do not include incentives like land rebates or builder incentives. Rebates are specific to certain lots and are paid at settlement. Sales Agent: Parcel Realty Pty Ltd (ABN 66 153 825 542). Licence number: 64283.

Prices current at 17 Mar, 2025.

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