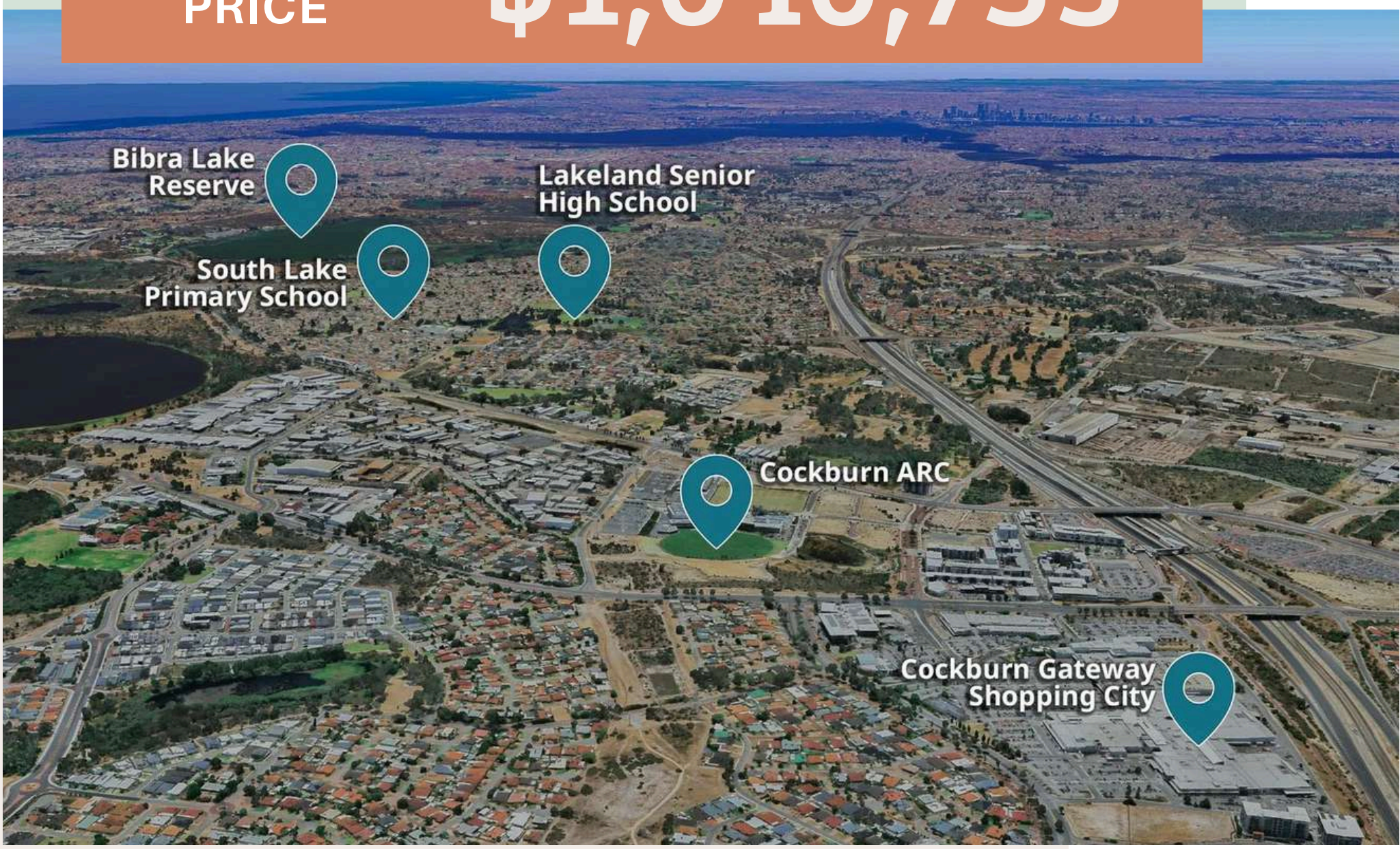
# House & Land Package

## Lot 233 Sire Lane

## Mojo Estate

**PACKAGE PRICE** **$1,040,733***




**ESTATE:** Mojo

**LAND SIZE:** 172m2

**LAND PRICE:** 439,000

**LAND DEPOSIT:** $5,000

**SUBURB:** Cockburn Central

**BUILD SIZE:** 196.46m2

**BUILD PRICE:** $601,733

**BUILD DEPOSIT (Pre-works):** $2,000

**ESTIMATED BUILD TIME:** 7 months

**HOUSE DESIGN:** Custom

**TITLED DATE::** September 2026

HOMES FUTURE FIRST



*Terms and conditions apply. See website for details. Images for illustrative purposed only

# Peace of mind, built in.

## Where certainty meets simplicity.

Because building your home
should feel exciting, not uncertain.

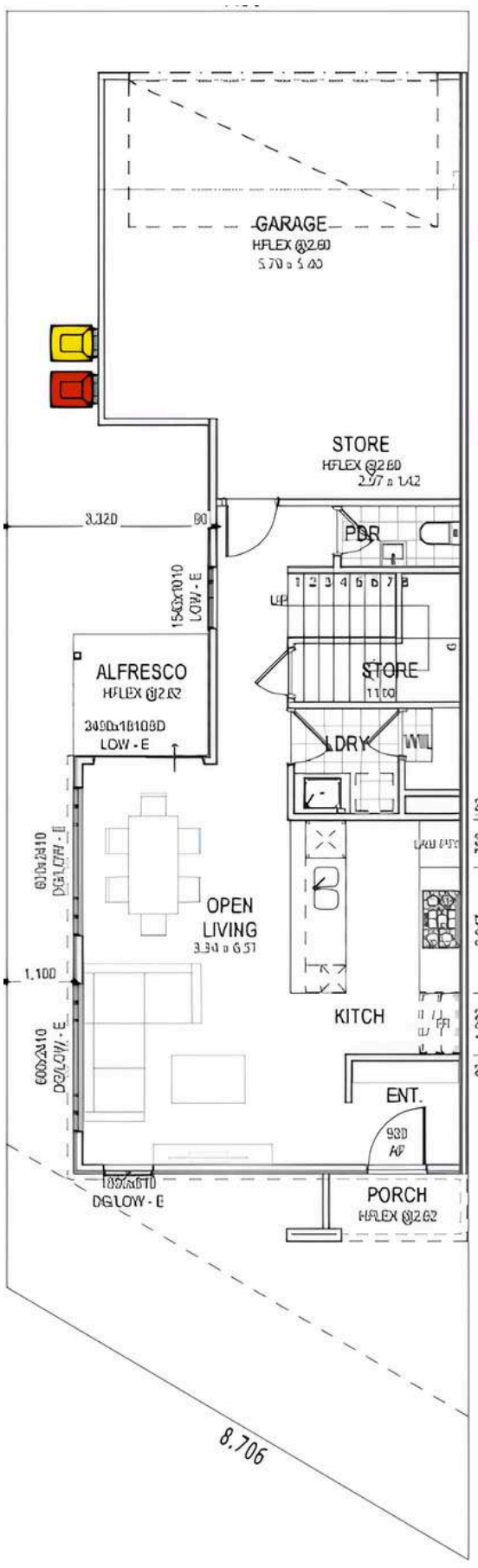
### Here’s what we lock in from the start:

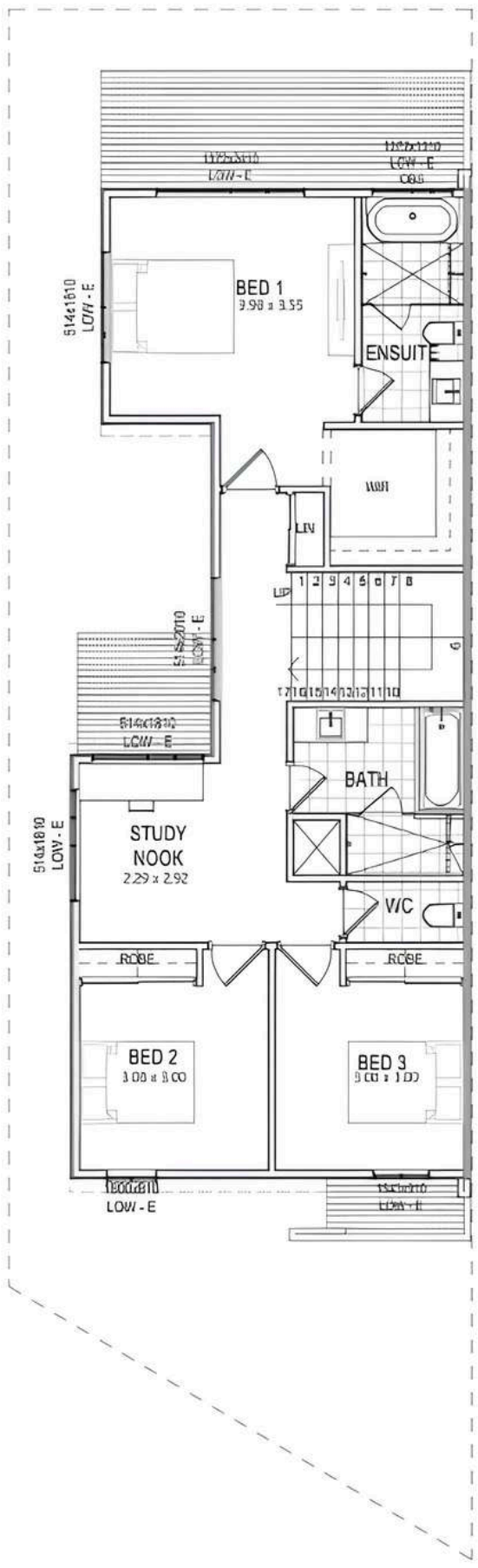
- Guaranteed 7-month build time*
- Fixed-priced siteworks*
- 9-month price hold period*
- Fixed-price HIA building contract
- 6-month post-handover service period
- Engineer designed footing and 100mm slab
- Certified 7-Star NCC compliant
- WA-owned and independent builder
- Homeowners indemnity insurance included
- Complimentary finance advice

* Terms and conditions apply. See website for details.

# Design Features

- Thoughtfully designed double-storey homes that maximise space and natural light on compact, low-maintenance lots.
- Open-plan ground floor living, dining and kitchen zones that create a flexible, social heart of the home.
- Secure double garage with direct internal access for everyday convenience and peace of mind.
- Well-separated upstairs bedroom wing for privacy, featuring a generous main suite with walk-in robe and ensuite.
- Additional bedrooms with built-in robes, ideal for families, guests, or shared-living arrangements.
- Practical powder room and full-size laundry on the ground floor to keep daily living streamlined and guest-friendly.
- Flexible breakout spaces such as activity zones or study nooks, perfect for working from home or kids' homework.
- Fencing and landscaping




**TOTAL AREA** **196.46 m2**

4 2 2

FUTURE FIRST HOMES

*Note: Design features shown are indicative only and may vary between floor plans. Please refer to your individual plan and specification for the exact layout and inclusions.*

# Feature highlights

## External

1. **Modern front elevation**, as shown on plan
2. **Sleek Colorbond®** roofing, gutters, fascia and downpipes built for WA's tough climate.
3. **Modern window & door frames** with built-in security locks for added safety.
4. Durable, **stylish 60mm brick paving** to your alfresco, porch, driveway and crossover.
5. Sleek **Jason Sentry aluminium entry door** with clear glass and deadlock
6. Safeguard your investment with a **complete termite barrier system.**
7. Easy access with a **smooth, automated garage door** at the push of a button.
8. Finishing touches like a **pillar letterbox** and **fold down clothesline**.

# Feature highlights

## Internal

- Premium, high-quality **paint to every wall** for a crisp, modern, and cohesive home.
- Efficient **ducted reverse cycle air conditioning** thoughout
- **Vinyl or hybrid plank flooring** with sleek scotia trim. Stylish and hard-wearing,
- **Roller blinds** to living areas & bedrooms – simple, modern, and practical.
- **Modern hobless showers** with fully framed screens for a clean, seamless look.
- **Energy-efficient LED downlights** (quantity tailored to your design).
- Sleek black and **stainless steel Omega appliances**. Reliable with modern style.
- Siema **wall-faced toilets** and **inset basins** for a seamless, modern look.
- Stylish **Alder tapware** and **bathroom accessories** for a coordinated look.
- **Full-height 750mm splashback**. Stylish statement and easy to keep spotless.

# Quality you can see.

## Built with brands you can trust.

We partner with industry leaders and local suppliers to make sure every inclusion is built to last. WA-made wherever we can.

omega

SEIMA

FORMICA®

Laminex®

ZANDA
ARCHITECTURAL HARDWARE

alder

wattyl®

stone AMBASSADOR

SHEEHANS
electrical • smart home innovation

BEAUMONT TILES
Looking good!

CENTURION GARAGE DOORS®

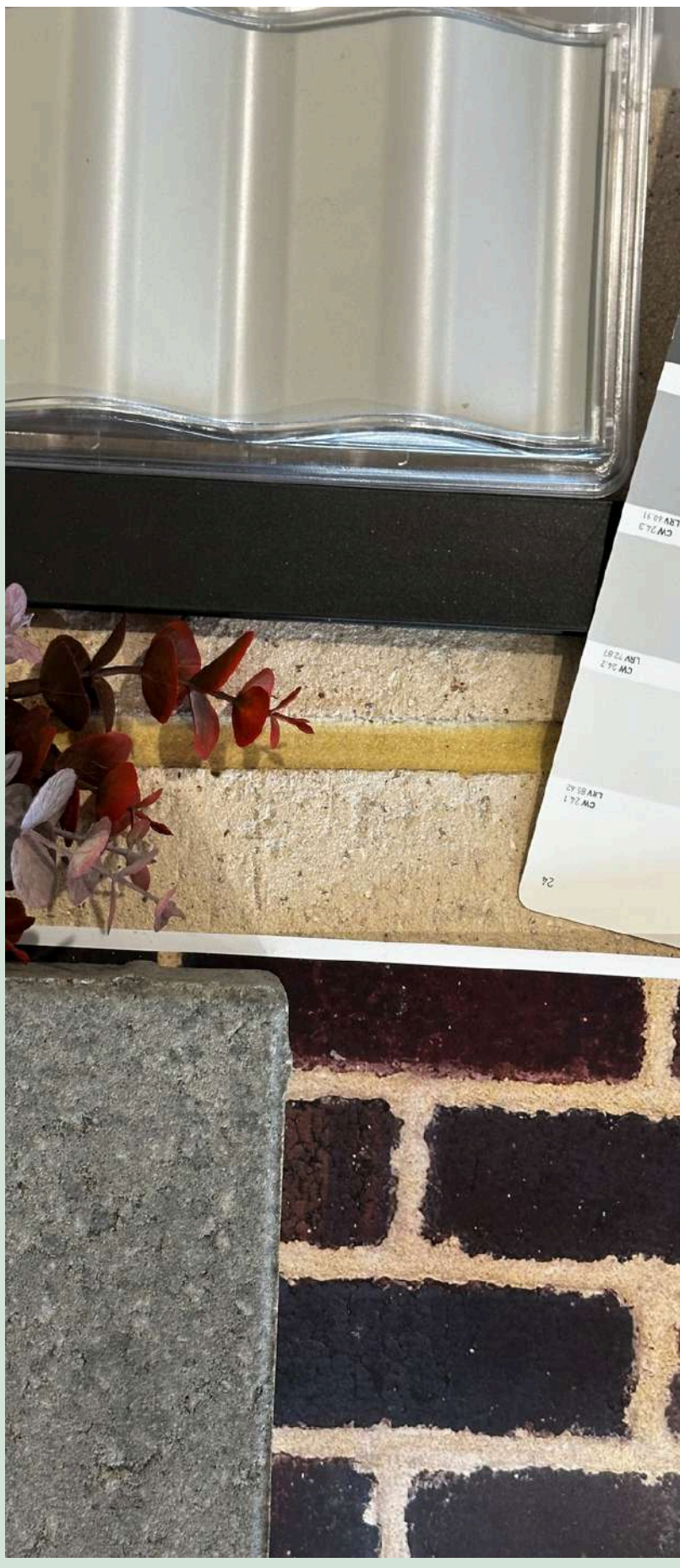
Colorbond®

Jason WINDOWS

COASTLINE KITCHENS

TREVORS CARPETS FLOORING CENTRE

Midland Brick



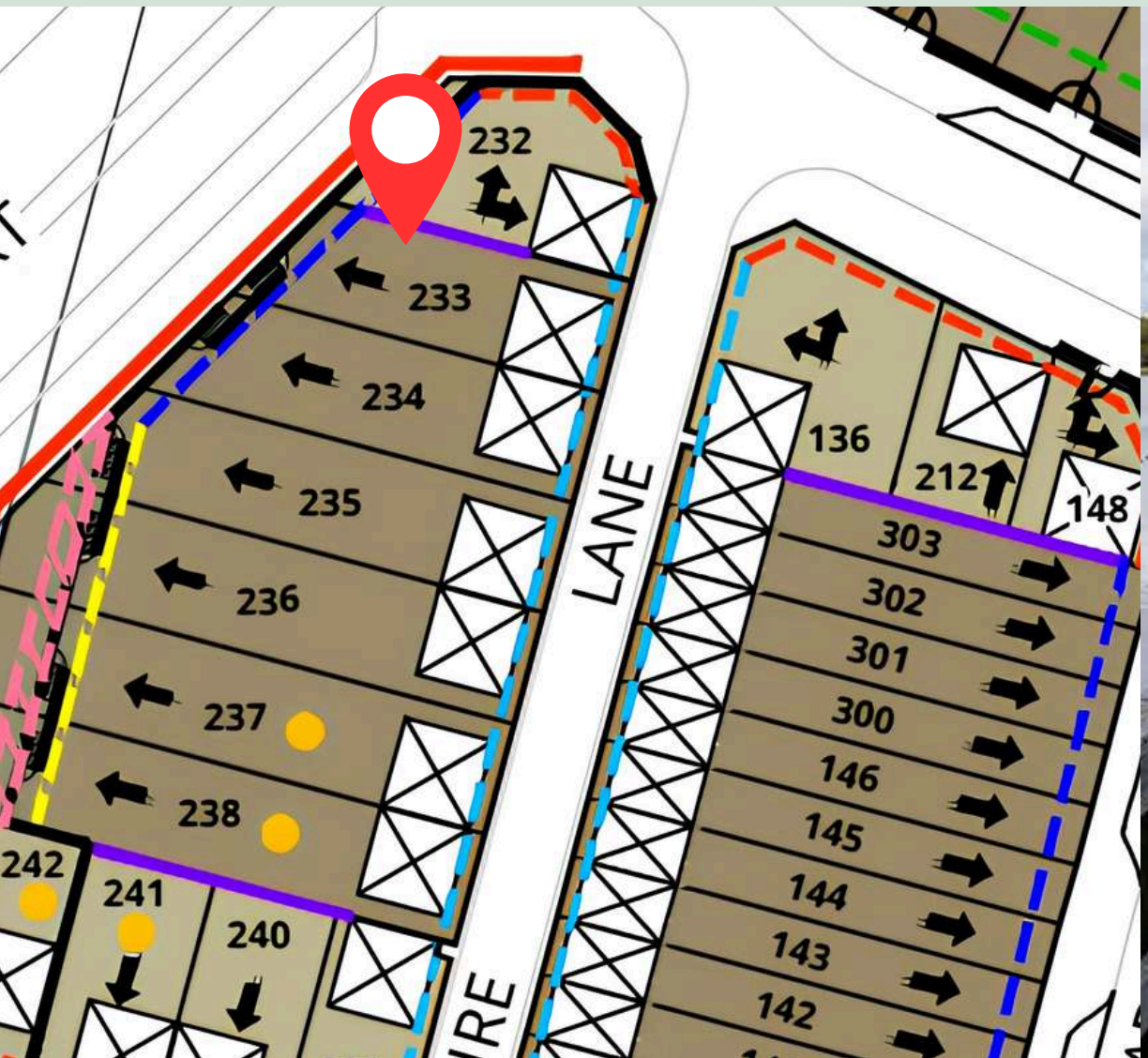
# Suburb profile

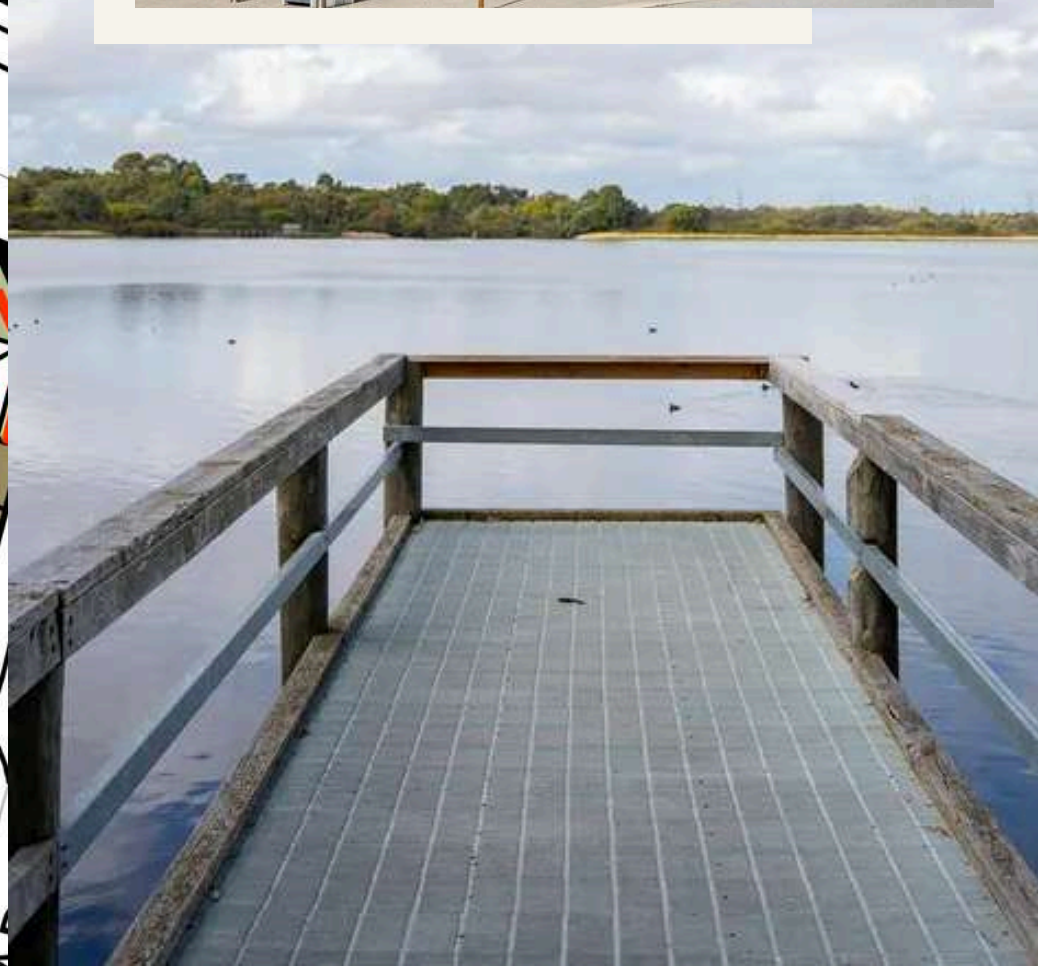
## Mojo Estate

Mojo Estate is a contemporary residential community in Cockburn Central, offering modern living in one of Perth's most connected southern suburbs. Designed for convenient, low-maintenance living, the estate places residents close to established shopping, transport and recreational amenities while providing easy access to surrounding employment and lifestyle precincts.

Connectivity is one of the area's major advantages, with Cockburn Central Train Station, Kwinana Freeway and key arterial roads nearby. Residents are also within easy reach of Cockburn Gateway Shopping City, Cockburn ARC, cafés, restaurants, medical services and everyday essentials. Perth CBD and Fremantle are readily accessible, while the broader Cockburn area provides a wide range of employment, education and entertainment options.

Mojo Estate is well suited to first home buyers, professionals, families and investors seeking an established location with strong everyday convenience. Nearby schools, childcare, parks and sporting facilities support an active lifestyle, while Cockburn Central's continued development adds to the area's long-term appeal. With transport, retail and recreation all close to home, Mojo Estate offers an attractive opportunity to build in a well-connected southern location.

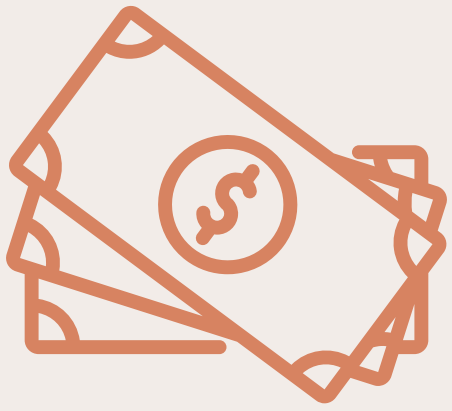


# FINANCE MADE SIMPLE

**At Future First Homes, we make it easy to finance your build through our in-house division, Construct Home Loans.**

Whether you're building your first home or investing in a dual-key property, we offer competitive finance solutions tailored to your goals — not just your income.



Start from as little as **$3K deposit**

Access to grants and low-deposit options

Competitive finance that suits your build

With over 10 years' experience in finance and a focus on construction lending, we make finance simple, fair, and tailored for real results, especially for smart investments like dual-key homes.

## Award winning broker

AFG Broker Assurance – Awarded 2024
Better Business Awards – Best Newcomer, Finalist 2023
MFAA Excellence Awards – Newcomer Award, Finalist 2022
AFG Broker Awards - WA Best New Broker, Winner 2021/2022

**MATT STEVENS**
HEAD OF FINANCE
**0400 974 336**


CONSTRUCT
HOME LOANS

futurefirsthomes.com.au
(08) 6185 1016

Price, land availability, floor plans, and inclusions are subject to change without notice. Images and descriptions are illustrative only and may show items not included in the advertised price. Refer to contract and specification for full details. BC14274