



*Gybe Lane*  
**KENNEDY BAY**

**Into  
Place**  
•

Perth's design-focused,  
townhouse specialists.



## Golfers' paradise on the coast awaits.

### Access

- 50 mins from the CBD
- 45 mins to Fremantle
- 10 mins to Warnbro train station

### Lifestyle

- New town centre connected to the beachfront
- New public jetty, boat moorings and surf club

### Dining

- Walking distance to Birdie Bar and Restaurant
- Microbrewery on the water coming 2026

### Surroundings

- Minutes to beach and Scientific Park trails
- Walking distance to Links Kennedy Bay, soon to be 18 hole Golf Course

### Shop

- 15 mins to Rockingham shopping centre
- 8 minute drive to the Local IGA shops

### Play

- The Nest adventure playground

**Into Place.**



# Beautiful functionality.

At Into Place, we lead with design in everything we do.

Our elevations harnesses intelligent design and have been thoughtfully crafted to embrace the environment around them.

**Into Place @ Kennedy Bay.**







# LOT 162

GYBE LANE, KENNEDY BAY



3 - 4



2



1



2



214m<sup>2</sup>



187m<sup>2</sup>



7.5x25m

A well-planned layout that maximises space, this plan is ideal for modern family living in a coastal setting.

## KEY FEATURES

- Walking distance to golf course and restaurant
- Green titled
- Double brick construction
- Spacious theatre room or convert to a 4th bedroom or guest space
- Open-plan kitchen, dining, and living
- Private rear courtyard for outdoor connection
- Three well-sized bedrooms upstairs including master with walk-in robe and ensuite and own private balcony



Want to know more? Chat to Jon today.

Jonathan Nhan  
0411 062 605  
jonathan@intoplace.com.au



HOUSE + LAND FROM \$779,900\*

Into Place.

Images are for illustrative purposes only. Terms & Conditions apply. For more information visit [intoplace.com.au/terms-and-conditions](https://intoplace.com.au/terms-and-conditions). ©2024 Lenticular Group Pty Ltd. All rights reserved.

# The Into Place standard.



## Structural & Engineering

- Independently certified structural engineering
- Concrete footings and slab to ground floor
- Double brick external walls
- Engineered concrete suspended slab to first floor and stairs
- Privately certified building permit application
- Energy compliance certification
- Feature survey and soil classification

## Electrical

- 1.5KV Solar power photovoltaic (PV) system
- LED downlight 20x pack (client to select location)
- Clipsal Iconic switches and power points throughout
- Double power points throughout
- NBN Co ready communications package
- Digital TV antenna (free to air TV)
- Hardwired interlinked smoke detectors
- Externally flued extraction fan to bathroom, ensuite & WC
- Fluorescent light to garage



## External Features

- Fully enclosed garage with plasterboard ceilings (if applicable)
- 2c brickwork with acrylic texture coat finish to elevations
- Timber roof frame with treated pine
- Colorbond® roofing as per selection schedule
- Colorbond® slotted gutters and fascia
- Colorbond® downpipes and rain heads
- Feature entry door
- Entry door frame with weatherproof seal
- Feature entry door handle with lockset
- Flush panel external door with metal door frame to garage
- Leverset with deadlock to garage
- Powder coated aluminium windows and sliding doors
- Flyscreens to all windows and sliding doors
- Powder coated aluminium balustrade to balcony
- Remote sectional garage door
- Brick paving to alfresco, pathways, driveway and crossover as shown on plan
- Brushed concrete to garage hardstand
- Gas continuous flow hot water system
- Lockable metal meter box with viewing window
- Folding frame wall or ground mounted clothesline
- 2 x external taps in chrome finish
- Reticulation sleeve for landscaping under driveways and paths
- Plasterboard ceiling to porch, balcony and alfresco (if applicable)
- External rectified floor tiles to balcony
- Termite protection treatment

## Home Essentials

- Architecturally designed home
- Building contract with our building partner
- 4-month maintenance period
- Structural guarantee

**Into Place.**



# The Into Place standard.



## Internal Features

- Timber look vinyl plank flooring to living, dining, and kitchen (as applicable)
- Carpet with underlay to bedrooms, robes and stairs
- Painting to all walls, ceilings, doors, door frames, skirtings and architraves
- 31c plasterboard lined ceilings to ground floor, 28c plasterboard lined ceilings to first floor with coved cornice
- Hardwall plastering (float and set) internal wall finish
- Timber skirting to internal walls (excluding wet areas)
- Premium tile selection
- R4 batt insulation to first floor ceilings
- Flush panel internal doors with metal door frames throughout
- Lever door furniture throughout
- Privacy locks to bathroom, ensuite and WC
- Powder coated aluminium balustrade to stairs
- Built in wardrobes to bedrooms with mirrored sliding robe doors (if applicable)
- Built in linen cupboard with 4x shelves
- Window treatments to all windows (excl wet areas)

## Bathroom & Ensuite

- 20mm engineered stone benchtops
- Laminated cupboards with ABS edging and soft closing hinges
- Handles to all cupboards
- Vitreous china inset basin
- 1675mm built in acrylic bath (if applicable)
- Semi-frameless pivot shower screens
- Rail shower
- Mixer tapware
- Vitreous china back to wall toilet suite
- Chrome towel rails, toilet roll and soap holders
- Frameless mirror to full width of vanity
- Rectified floor and wall tiles
- Chrome floor wastes

## Laundry

- 20mm engineered stone benchtops
- Laminated cupboards with ABS edging and soft close hinges
- Handles to all cupboards
- Stainless steel inset trough
- Gooseneck sink mixer
- Chrome washing machine tap set
- Rectified floor and wall tiles
- Chrome floor waste

## Kitchen

- SMEG 600mm gas cooktop
- SMEG 600mm thermoseal under bench oven
- SMEG 600mm canopy rangehood
- 20mm engineered stone bench tops
- Gooseneck sink mixer
- Double bowl undermount sink
- Laminated cupboards with ABS edging and soft close hinges
- Handles to all cupboards
- Laminated pantry with 4 shelves
- Ceramic wall tiles full height to underside of rangehood
- Dishwasher recess with cold plumbing and power



**Into Place.**

\*Images in this brochure are for illustrative purposes only and may not represent the final product as shown. Into Place reserves to substitute the make, model or type of any products should the product become unavailable or due to a change of supplier. All furniture, screens, landscaping, pergolas and decorative finishes are not offered by Into Place. Additional cost floor plan options, fixtures and fittings may also be shown.

Into Place is not the owner of the land. The land featured in this package is advertised by agreement between Into Place and the land developer and/or vendor. The land is not purchased from Into Place but from the land developer/landowner or an authorised agent. Into Place is not a reseller of land but a new home builder. The land price component does not include transfer duty, settlement costs and any other fees or disbursements associated with the settlement of the land. Land and building will form separate contracts. Price includes a provisional sum for siteworks which is indicative of the suburb in which the home is being proposed. This will only be fixed after receiving proper contour surveys and engineering details. Where a set price has been determined for Bushfire Attack Level (BAL), coastal requirements, noise attenuation requirements and / or covenants and guidelines, this will be included in the total price.

# Into Place .



## Design Lead, always

We believe good design is for everybody, not just those who can afford it. We design clever plans with innovative features.



## Exceptional Quality

Committed to delivering exceptional quality, always. Each home we deliver is built with the highest construction standards.



## Structural Guarantee

We build to last. That's why every Into Place residence is covered by our construction partners guarantee.



## Customer at the heart

We're a small business with our customers at our core. Offering a hand-on building experience.



## Sustainability Matters

Each Into Place residence contributes to the restoration of habitats in Conservation Sanctuaries across Australia.