



*Gybe Lane*  
**KENNEDY BAY**

**Into  
Place**  
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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 166

GYBE LANE, KENNEDY BAY



214m<sup>2</sup>



187m<sup>2</sup>



7.5x25m

A compact but spacious plan, this home is as efficient as it is stylish.

## KEY FEATURES

- Walking distance to golf course and restaurant
- Green titled
- Double brick construction
- Additional living area away on the ground floor for versatility
- Two bedrooms separated by shared bathroom allows for privacy
- Private alfresco and yard space is perfect for the avid gardeners or entertainers
- Galley style kitchen allowing multiple people to move freely around the living areas
- Spacious balcony
- Rear master suite with walk-in robe and resort style ensuite with double vanity for your very own retreat



Want to know more? Chat to Jon today.

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HOUSE + LAND FROM \$779,900\*

Into Place.

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# 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

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# 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



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# Into Place

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## 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.