

# 13 Abroma Walk, Tarneit, Vic 3029

## Townhouse For Sale

Monday, 8 January 2024

13 Abroma Walk, Tarneit, Vic 3029

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 167 m2**

**Type: Townhouse**



John Alexandru

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**\$514,000**

Lock in a fixed price now and avoid price rises between now and June 2024. This well-appointed 3-bedroom, 2-bathroom, 2-garage home is at lock up stage, on track for completion in June 2024. Display home open to view. \* Premium interior design with timber laminate flooring, stone benchtops, stainless steel appliances\* Beautiful exterior facade in a vibrant urban village in Tarneit\* No strata fees, no builders corporation, individually titled home\* New home with an enclosed courtyard\* Right beside Peet Haven on Leakes Road\* All homes in Lightwood are eligible for the First Home Owner GrantEnjoy a convenient lifestyle set within a well-established and well-connected location that has everyday amenities close by to support busy, growing families. Education is right on your doorstep with a thriving school providing continuity from kindergarten to year 12. There's a good choice of supermarkets, shopping centres, cafes, healthcare services and recreation facilities nearby, plus beautiful parklands and wetlands for relaxation with a connection to nature. The Tarneit train station is also within easy walking distance, and you can catch an easy 30-minute ride into Melbourne City. Key features include:- Boutique development surrounded by local community facilities- 3 bedrooms with robes, including a walk-in robe to master- Large upper floor balcony - 2 living areas + 3 bedrooms + 2 toilets- Large walk-in robe- 600mm wide stainless-steel kitchen appliances- Quality internal painting to all walls, ceiling, door frames and doors- High ceilings with cove cornicing throughout- Fully fenced and landscaped- Remote controlled garage door- Completed driveway, alfresco, entry, and porch- 6-star energy efficiency rating and termite protectionThis home qualifies for all State Government first home buyer incentives, including the First Home Owner Grant and Stamp Duty exception. Visit our display home at 70 Leo Ave, Tarneit during our home open hours or contact John Alexandru on 0488 863 284 or email [john.alexandru@peet.com.au](mailto:john.alexandru@peet.com.au) to book an appointment.\*\*\*\*\*Illustrations and information shown are intended to be indicative only, are believed to be correct at the time of publication and should be used as a guide only. The illustrations used may depict some features, fixtures and landscaping that may not be provided. Factors such as orientation, elevation, area, dimensions and price will vary depending on the selected house. The advertised estimated price does not include transfer duty, conveyancing fees, or any other costs associated with the settlement of the property. Estimated prices shown may also include rebates for the fulfilment of separate conditions under the sale contract. Changes may be made to all aspects of the development in accordance with the seller's standard sale conditions, including but not limited to the development plans, specifications and build timeframes. The seller makes no representation or warranty regarding the accuracy of the illustrations and information shown, and interested parties should only rely on the plans and specifications included in the seller's standard sale conditions (subject to the seller's rights to vary those plans and specifications). Buyers should review the seller's sale conditions carefully and make their own enquiries. It is recommended that buyers obtain independent advice before proceedingAll images are for illustration purpose and are subject to change during planning and construction.