

10 Aberforth Place, Hampton Park, Vic 3976



Townhouse For Sale

Thursday, 30 May 2024

10 Aberforth Place, Hampton Park, Vic 3976

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 185 m2

Type: Townhouse



Gurwinder Deol
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Brand New Townhomes | *Eligible for \$10,000 FHOG.

Introducing a collection of stunning brand new townhouses in the highly sought-after Aberforth Place, Hampton Park. These architecturally designed homes are the epitome of modern living, boasting a range of high-quality inclusions and finishes. Perfectly situated within walking distance to an early learning centre, public transport and the Hampton Park Shopping Centre, and just a short 3-minute drive to Narre Warren Station and 7 minutes to Fountain Gate Shopping Centre, these townhouses offer unparalleled convenience and lifestyle benefits. Key Features: * Achieve 6-star energy rating compliance* Double glazing for windows and doors* 25-year structural guarantee* 12-month maintenance period post-handover* Detailed site and house cleaning prior to handover* Services & Connections* Water authority and sewer application fees covered* Telstra phone service line ready for connection* Engineered waffle concrete slab with termite protection* Brick veneer walls with 'Austral' range bricks* Fly screens to windows* Letterbox and clothesline included* Energy-Efficient Hot Water and Climate Control* 'Chromagen' solar hot water system with gas booster and two roof-mounted collectorsBonaire Optima split system air conditioning units:* 2.7Kw unit in master bedroom* 7.3Kw unit in main living areaInterior Elegance* 2550mm ceiling heights* 10mm plasterboard to internal walls with 75mm cove cornice* Ceramic floor tiles or engineered timber flooring in living areas* Quality carpet and underlay in bedrooms* Robes in all bedrooms with single white melamine shelf and chrome hanging rail* Linen cupboard with four white melamine shelves* Window coverings: blinds in living areas and bedrooms, venetians in wet areas* Modern Electrical Fittings* LED downlights throughout* Hard wired smoke detectorsGourmet Kitchen Features* 'Fisher & Paykel' stainless steel appliances:* 900mm wide electric under bench oven* 900mm wide gas cooktop* 900mm wide concealed slide-out rangehood* 600mm wide dishwasher* 'Abey' double bowl stainless steel sink with 'Alder' mixer tapware* 'Quantum Quartz' engineered stone benchtops with 20mm edge profile* 'Formica' coloured laminate overhead cupboards and base cupboards* 'Beaumont Tiles' ceramic wall tiles to splashback area* 'Metabox' soft-close cutlery and pot drawersLuxury Bathroom and Ensuite* Stone benchtops with 20mm edge profile* Ceramic floor and wall tiles* Tiled shower bases with semi-framed shower screens and clear safety glass* Polished edge mirrorsThese brand new townhouses offer everything you need for a comfortable, modern lifestyle in Hampton Park. Don't miss the opportunity to secure your dream home in this prime location. Contact Gurwinder Deol today on 0425780411 for more information and to arrange a viewing.Disclaimer :While every effort has been made to validate the precision of the information in this advertisement, we cannot assure its accuracy. Potential buyers are urged to undertake the necessary steps to ensure their satisfaction regarding any relevant details.Click on the link for a copy of the due diligence check-list from Consumer Affairs.<https://www.consumer.vic.gov.au/housing/buying-and-selling-property/checklists/due-diligence>