

**101 Marshall Road, Traralgon, Vic 3844**

**House For Sale**

Friday, 24 May 2024

**boutique**  
homes

101 Marshall Road, Traralgon, Vic 3844

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 776 m2**

**Type: House**



Leigh McDonald

0396744500

**\$712,200**

As part of the ABN Group, you can rest assured we have the strength, security and resources of Australia's leading home builder behind us. Find out more today! HOME INCLUSIONS: Fixed site costs Stylish modern facade with rendered feature Double glazed thermally broken awning windows Quality flooring throughout 2400mm high ceilings 900mm Westinghouse kitchen appliances 20mm stone benchtops to kitchen Quality chrome or matt black tapware, throughout Quality Dulux paint 25 Year Structural Guarantee & 12 Month Maintenance 7-Star energy rating ABOUT THE FLOORPLAN: The Madison offers plenty of entertaining space with a home theatre and open plan living that optimises natural light at every opportunity. Positioned near the entry is the master bedroom that promises a tranquil retreat separated from the remainder of the home. It boasts an impressive walk-in robe and inviting ensuite, large shower and separate WC. The kitchen and expansive living areas radiate a sense of warmth and openness that inspires and delights. Catering for any gourmet chef, the kitchen features a walk in pantry, wrap around bench and versatile island bench. ABOUT BOUTIQUE HOMES: At Boutique, we build homes for better living. That means designing for functionality and flexibility as well as beauty. It means a commitment to quality and craftsmanship. And it means striving to provide an enjoyable process from the moment you speak to a New Homes Consultant through to completion of your new home. Boutique is a part of the ABN Group, Australia's leader in construction, property and finance. This gives us access to an extensive range of talent and experienced suppliers, which allows us to back each home with a 25 year structural guarantee and industry leading aftercare program. We're driven by a desire to build a home you will be proud of the moment you first walk through the door. Be inspired by the possibilities. Why you'll love building with Boutique: • Upfront pricing • 25 year structural guarantee and 12 month service warranty • Market leading standard inclusions and trusted brands • Quality building materials • Proudly part of the ABN Group, we have been building quality new homes since 1978 ^ Price based on home type and floor plan shown and on builders preferred siting. Floor plan depicts a premium façade, designer facade shown and included in price. Image used is an artist impression for illustrative purposes only and may show decorative items not included in the price shown including path, fencing, landscaping, coach lights and furnishings. Pricing means that, subject to the terms of this disclaimer and any owner requested changes, the price advertised will be the price contained in the building contract entered into and this price will not change other than in accordance with the building contract. The price is based on developer supplied engineering plans and plans of subdivision and final pricing may vary if actual site conditions differ to those shown in these developers supplied documents Block and building dimensions may vary from the illustration and the details shown. For more information on the pricing and specification of this home please contact a New Homes Consultant. ABN Group Victoria has permission of the owner of the land to advertise the land as part of the price specified. The price does not include transfer duty, settlement costs, community infrastructure levies imposed or any other fees or disbursements associated with the settlement of the land. Additions to the contract may be required in order to comply with Council and Regulatory Authority requirements which may also affect the price. May 2024 pricing shown