

**1017 Watercourse Avenue, Lara, Vic 3212**



**House For Sale**

Saturday, 4 May 2024

1017 Watercourse Avenue, Lara, Vic 3212

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 400 m2**

**Type: House**



Lara Display Centre  
03 9574 5333

**\$817,563**

Grand master suite with spacious walk in robe Private study zone located close to kitchen Build over garage design utilising all available space Walk in robes to two of the secondary bedrooms Perfect for family living with built in storage spaces Mainvue • Fixed Site Costs^ • 2570mm High Ceilings ground floor and 2450mm to first floor of home • Carpet and Timber Look Flooring~ • Double Glazed Windows+ • 900mm Smeg Gas cooktop • 900mm Smeg underbench oven • Titled splashback with your choice of 70 colours. • 20mm Caesarstone benchtops to Kitchen, Ensuite, Bathroom and Powder Room in a range of Crystalline Silica-Free colours • Laminate Cabinetry with your choice of over 100 colours • Laminate Overhead Cabinetry with your choice of 100 colours • 2400mm Aluminium sliding doors with Standard Keyed deadlock • Double garage with 3 remote transmitters • Sectional overhead door in your choice of 5 profiles and 22 door colours • 50 year structural guarantee • Estate Guidelines# taken care of For more homes please visit <https://henley.com.au/> \*Based on land price provided by Developer as of May 2024. Henley does not have authority to negotiate land sale. Land is sold separately by Developer. All land enquiries to be made direct to Developer. Home price based on a standard home, standard inclusions, Henley's preferred siting and preferred building surveyor. Home price does not include additional costs for delay in land titles, or any allowance for bushfire requirements. ~Flooring is Category 1 Carpet, and Category 1A Nordic Timber Laminate; +Double glazed windows excludes all doors, sidelights, butt jointed corner windows and picture windows to living areas. Allowance for Estate Guidelines# is based on items that can be identified in the Estate Guidelines at the time of fixing price and does not include discretionary items by Developer. House dimensions are for base floorplan and do not take into consideration any structural options chosen. Talk to your New Home Consultant to find out what upgrade amount was included for this package as they differ per house type. Images may show Caesarstone® benchtops which are not available due to a Government ban on engineered stone containing silica. Please speak to your New Home Consultant for options available at the time you pay a deposit. All plans are copyright, no part may be used, reproduced or copied by any means or in any form without the prior permission of Henley Arch Pty Ltd. Henley Arch Pty Ltd Reg No: CDB-U 49972. This home has not been constructed.