

# 114 Banrock Court, Wauru Ponds, Vic 3216

## House For Sale

Thursday, 13 June 2024

boutique  
homes

114 Banrock Court, Wauru Ponds, Vic 3216

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 406 m<sup>2</sup>

Type: House



Rowan Huxhagen

03 9674 4500

**From \$938,200**

Don't compromise on space, quality or ease. Enjoy peace of mind that with Boutique Homes, we guarantee a certain industry standard in everything we do. For more information or for a no-obligation chat, get in touch today.

**HOME INCLUSIONS:** Facade included 7-Star energy rating Fixed site costs Double glazed thermally broken awning windows Quality floor coverings throughout 2550mm high ceilings to ground floor LED downlights to entry, kitchen and living Soft closers to drawers and doors ILVE 900mm wide oven, cooktop and rangehood Overhead kitchen cupboards adjacent to rangehood 40mm stone kitchen benchtops & 20mm stone to bathroom benchtops Quality Caroma basins and tapware A market leading 12 Month Maintenance period & 25 Year Structural Guarantee

**ABOUT THE FLOORPLAN:** Smart living just got a whole lot smarter with the Parkville – a clever home floorplan, designed to delight. The Parkville offers compact home designs, specifically created to cater to smaller land sizes. But when it comes to smaller, it doesn't mean less. In fact, the Parkville features four bedrooms and three versatile living areas throughout – offering a variety of spaces to entertain or relax. The open plan downstairs creates an airy environment where the whole family can come together and enjoy distinct spaces that still feel harmoniously connected. The open living extends out to an outdoor living space that beckons BBQs and gatherings with friends and family.

**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. June 2024 pricing shown