

# 13 Mercer Street, Mickleham, Vic 3064



## House For Sale

Saturday, 11 May 2024

13 Mercer Street, Mickleham, Vic 3064

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 448 m2**

**Type: House**



Nathan

0476497413

## \$819,968 House & Land

📍 House and Land Package Offer: Our latest off-the-plan package is situated within the Merrifield Estate in Mickleham set on 448m<sup>2</sup> of land. Customise your home by choosing a floor plan that suits your lifestyle or consider our Madison 29sq floor plan with the Contemporary 2 façade shown featuring: 📍 4 Bedrooms 📍 2 Bathrooms 📍 3 Living areas 📍 2 Car Garage 📍

**Key Details:**

- Land is titled, construction starts shortly after settlement
- Secure house and land with approximately \$41K deposits
- Two part contract: Land price: \$449000 (Including rebates or discounts) + House price: \$370968 📍

**What's Included:**

- 7-star energy rating with solar PV system and double glazed windows to main areas
- Huge 1200mm deep island bench with breakfast bar
- High gloss cabinetry with soft close doors & drawers
- Stone benchtops with marble-look option to Kitchen, Bathroom & Ensuite
- Classic Kitchen with extensive drawers & pull-out bin
- 900mm freestanding stove & canopy rangehood
- 2440mm high ceilings
- Tiled shower bases & square above counter basins
- European-style tapware throughout
- Laminate flooring, loop pile carpets & contemporary tile options
- Ducted heating & 3-coat internal wall painting
- Choice of façade styles with motorised Garage door
- Coloured concrete driveway and porch
- Siteworks & service allowances included 📍

**Want Even More Luxury?** Elevate your living with our optional Designer Kitchen upgrades, Colorbond roofing and more. Enquire for details. 📍

**About the Builder:**

- Built by trusted, award winning builder
- 25 year structural warranty included
- Design flexibility with complimentary design customisations 📍

**Why Choose Us?** At Thorsen, our experienced team with over 20 years of combined expertise, partners with top builders and land developers to deliver new homes tailored just for you. Do you feel like this might be what you're looking for? 📍 📍

Contact us to talk about possible next steps and to see if you qualify for your new dream home and smart investment!

**Note:** We reserve the right to modify and/or withdraw specification and prices without notice. Amounts provided are an estimate only and are subject to adjustment. Thorsen is not bound by the estimated pricing and reserves the right to amend specifications, price and offers without notice. The pricing is contingent upon developer engineering plans, estate guidelines and the plan of subdivision, subject to developer approval. Land availability and pricing, as supplied by the developer including promotions or discounts are subject to change without notice. Pricing excludes stamp duty, government, legal and/or bank charges. The eligibility for the First Home Owner Grant (FHOG) is subject to State Revenue Office (SRO) criteria. Photographs may portray fixtures, finishes, and features that may not be included or are offered as upgrade options by the builder. All floorplans, facade images and photographs are for illustrative purposes only and may not represent the final product. For precise details on inclusions, kindly consult with your friendly New Home Specialist. Property Code: 69