

131 Vanguard Ave, Cranbourne West, Vic 3977

House For Sale

Sunday, 26 May 2024



TURNKEY

131 Vanguard Ave, Cranbourne West, Vic 3977

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 294 m2

Type: House



Adam Keleher

1300008524

\$709,300 First Home Price - Build Now

Open plan, 4 Bedrooms including alfresco in the best location. This is some of the last remaining land to build on in Cranbourne West. With parks, shopping, schools, recreation and major arterials all at your door step, check this out! We include everything in our Turnkey Home and Land Packages, no surprises, no gimmicks the way it should be.- A fixed price, with move-in ready inclusions inside and out! - This Turnkey package includes:- All site costs up front and fixed included.- Landscaping to front: Includes a dripper irrigation system with a battery operated timer so no need to worry about time consuming maintenance. - Rear landscaping: Includes mulched garden beds with trees or plants to rear boundary, turf and topping to remainder of the land to rear and side boundaries with a dripper system connected to the tap. - Fencing: Full share fencing to sides and rear boundaries as well as a side gate to comply with the developers guidelines. - Coloured concrete driveway. - Fold away clothesline with a coloured concrete pad. - Concrete letterbox to suit house type and meet the design guidelines of the estate. - Timber Laminate Flooring and Carpet, and tiles to wet areas. - Heating and Cooling- Hollands blinds throughout - Flyscreens to all windows - As Displayed Full Turnkey Move in Ready inclusions and Fixed Price - Fixed Site Cost- Landscaping Package (Front and rear) - Fencing to meet Design Guidelines - 2550mm Ceilings- 900mm Appliances- 20mm Stone Bench Tops to Kitchen- Tiled Shower Bases- Downlights Throughout - Sliding flywire doors x 2- Stainless steel 900mm Kitchen appliances- Stainless dishwasher - Stone benchtops to kitchen - Tiled shower bases - Alarm system including sensors and keypad to entry- Bushfire Attack 12.5 if required- A re-establishment survey of the block if required- Gold, Black or Chrome tapware to kitchen- Council infrastructure levy if required- Brickwork above all windows and doors i.l.o FC Sheet (excludes above garage door)- Facade render when required for Developer Approval- All Developer requirements- Temporary fencing during build- All Occupational Health & Safety build requirements

Step into this meticulously designed four-bedroom home that perfectly blends space, functionality, and modern elegance. The layout begins with the master bedroom at the front, featuring a spacious walk-in robe and a luxurious ensuite, providing a private retreat. The additional three bedrooms are generously sized, each equipped with built-in robes, ensuring ample storage for every family member. The open-plan design integrates the kitchen, family, and meals areas, creating an ideal space for both relaxation and entertainment. The well-appointed kitchen includes a walk-in pantry, modern appliances, and a large island bench. The family and meals areas seamlessly extend to the alfresco, perfect for outdoor dining. Additional features include a spacious laundry with direct backyard access, a central bathroom, and a double garage with internal access, ensuring a convenient and comfortable lifestyle.

Experience our 3 Step New Home Process: 1. Meet & Brief - We get to know you and understand your new home goals, then we get to work. 2. Options - We ensure this design or another meets your needs perfectly and refine designs from our panel of builders. We share with you which estates are currently representing the best value whilst offering capital growth potential and best livability and source the best block for you. 3. Solution - We show you a display home with full "as displayed" turnkey inclusions and then price your build with "as displayed" turnkey inclusions inside and out, and fix the price. The way it should be! Avoid expensive mistakes and enjoy a new way of building. Reach out for more info. Disclaimers: Advertised price is for first home buyers, eligible for the First Home Owners Grant, only and pricing shown is after payment to the purchaser of the \$10,000 First Home Owners Grant. Note: First Home Owners Grant is subject to change and Turnkey Building Group makes not guarantees around a purchasers eligibility for the grant. Contact Turnkey Building Group to confirm pricing. Advertised price is inclusive of a rebate on land by the developer, rebates are subject to change at the developers discretion, please contact Turnkey Building Group to confirm eligibility for land rebates. Land price is subject to change at any time by the developer, please contact Turnkey Building Group to confirm current land price before proceeding with purchase.