

132 Vanguard Ave, Cranbourne West, Vic 3977

House For Sale

Wednesday, 12 June 2024



TURNKEY

132 Vanguard Ave, Cranbourne West, Vic 3977

Bedrooms: 4

Bathrooms: 2

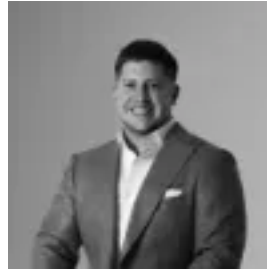
Parkings: 2

Area: 293 m2

Type: House



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\$756,700 - Turnkey Fixed Price Build

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.- Rear landscaping: Includes mulched garden beds, turf, topping, and dripper system.- Fencing: Full share fencing to sides and rear boundaries, side gate.- Coloured concrete driveway.- Fold away clothesline with a coloured concrete pad.- Concrete letterbox to suit house type and meet estate design guidelines.- Timber laminate flooring, carpet, and tiles to wet areas.- Heating and Cooling.- Holland 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.- 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 instead of 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.

Discover this masterfully designed four-bedroom home that balances space, practicality, and modern elegance. Its thoughtful layout optimises comfort and functionality, starting with the master bedroom at the front, featuring a spacious walk-in robe and luxurious ensuite for a private sanctuary. The additional three bedrooms are generously sized with built-in robes, providing ample storage for the whole family. The home features an open-plan layout integrating the kitchen, family, and meals areas, ideal for relaxation and entertainment. The well-appointed kitchen boasts a walk-in pantry, modern appliances, and a large island bench. The family and meals areas extend to the outdoor space, perfect for alfresco dining. Additional features include a spacious laundry with backyard access, a central bathroom, and a double garage with internal access, ensuring a hassle-free, comfortable lifestyle.

Located in Harli Estate in Cranbourne West, Australia, where modern living merges seamlessly with natural beauty. Here's why Harli Estate is the perfect place to buy and live:

Prime Location: Nestled in the thriving community of Cranbourne West, Harli Estate offers convenient access to major roadways, local amenities, and recreational facilities. Residents enjoy close proximity to the Cranbourne CBD, as well as easy access to public transport options, ensuring a well-connected and convenient lifestyle.

Community Spirit: Harli Estate promotes a strong sense of community through its thoughtfully designed shared spaces, parks, and community events aimed at bringing neighbours together.

Green Spaces: Embracing sustainability, Harli Estate incorporates green spaces, nature reserves, and wetlands for a healthier environment. Future nature paths, shared walking paths, and bicycle paths promote active and eco-friendly living, encouraging residents to embrace the outdoors.

Our Turnkey 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. We share with you which estates are currently representing the best value whilst offering capital growth potential and best liveability 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.

It's a great time to get in the market with land developers and builders keen to win your business. This block has a large rebate offered and the Government First Home Buyer Low Deposit Deposit Scheme makes it very achievable for First Home Buyers to get started with limited savings.

Disclaimer: 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.