

1323 Selva Street, Delacombe, Vic 3356

House For Sale

Friday, 24 May 2024



1323 Selva Street, Delacombe, Vic 3356

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 615 m2

Type: House



Alex McLean

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\$669,900

Winterfield is perfectly positioned when it comes to local amenities. Whether you enjoy days spent in parks and gardens or planning day trips to the city or surrounding countryside, there are plenty of destinations in Winter Valley and around Ballarat for all. Hear from two residents that love exploring the local neighbourhood and soaking up all it has to offer! An exceptional range of amenities, from serene parks to playgrounds, cater to every aspect of your lifestyle within this remarkable community. Live in a community that marries natural beauty with the best of contemporary design. Proudly part of the ABN Group, we've been delivering superior service and exceptional quality since 1978. We offer a market leading 12-month warranty service so your new home has enough time to settle and experience all four seasons. We stand by the quality of our homes and back each one with a 25-year structural guarantee. The kitchen is the social heart of this home, opening on to light-filled living and dining areas, and an inviting outdoor entertaining space. The open-plan design includes a generous kitchen with large island bench and walk-in pantry. Offering a spacious retreat, the master bedroom features a walk-in robe and ensuite, while three additional bedrooms with built-in robes provide easy access to the main bathroom. At the front of the house, flexible living spaces include a home office and a secluded sitting room, perfect for a library or home theatre. Your new home will come standard with quality inclusions, industry leading guarantees/warranties and brand names that you can trust:

Fixed site costs
Exposed aggregate driveway
Quality floor coverings throughout
Tiled kitchen splashback
Westinghouse stainless steel appliances
Choice of matt black or chrome tapware
Brick infills over windows
25 year structural guarantee
12 month service warranty
7 Star energy rating

To find out everything included in this amazing package, just hit the big red 'Get In Touch' button and I'll be in contact as soon as possible! The Homebuyers Centre Team will be there to guide you through every step of the process, from the moment you step into a display home to the day you step through your new front door and beyond. Proud recipients of the 2022 ProductReview.com.au Award in the Home Builders Melbourne & VIC category. This award is a testament to the commitment our team has towards delivering a phenomenal customer experience.

*****DISCLAIMER; *Price based on home type and floor plan shown and on builder's preferred siting. Floor plan depicts a traditional facade, modern 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. 'Fixed' 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 developer 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. All information contained within this document is accurate at time of printing (September 2023).²