

**138 Comice Road, Cranbourne East, Vic 3977**

**boutique**  
homes

**House For Sale**

Friday, 19 April 2024

**138 Comice Road, Cranbourne East, Vic 3977**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 313 m2**

**Type: House**



Kristie Elizabeth  
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**\$769,800**

Does anything compare to that new home feeling? The comfort of knowing everything is under warranty and that no one else has ever lived there before? We don't think so. Start the journey to that new home feeling today! HOME

**INCLUSIONS:** Choice of stunning façades Double glazing (including sliding doors) Westinghouse 900mm wide stainless steel oven, cooktop and rangehood 20mm Caesarstone kitchen bench tops Built in Cabinetry to Laundry Quality Dulux paint to internal walls Quality floor coverings throughout Tiled Shower Bases 2000mm high frameless shower screen to Ensuite Quality designer tapware and fittings Microwave and dishwasher provisions Overhead cupboards adjacent to rangehood Tiled splashback Aluminium stacker doors to outdoor living Double garage with two remote controls Rinnai Solar Hot Water system Brick Infills above all windows and doors 25 year structural guarantee 12 month service warranty 6 star energy rating

**ABOUT THE ESTATE:**With its enviable location, appealing amenities, and welcoming community ambiance, Cranbourne East has become a highly coveted suburb that has captured the attention of homebuyers. The introduction of Eastleigh, a new neighbourhood, presents a last golden opportunity to secure a place in this sought-after area.

**ABOUT THE FLOORPLAN:**The Lennox is a functional four bedroom floorplan that offers a space to retreat for every member of the family. Open-plan living sets the tone for this home, with a natural flow from the kitchen to the outdoor living space at the back of the home and a spacious master suite at the front of the home.

**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. April 2024 pricing shown