

1506 Skellett Road, Officer South, Vic 3809

House For Sale

Wednesday, 12 June 2024



1506 Skellett Road, Officer South, Vic 3809

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 350 m²

Type: House

\$742,300

Located on a beautiful old cattle farm passed down from generation to generation, Kaduna Park has always been home to families. As you meander through the gum tree-lined paths, breath in the fresh country air and explore the charming old homestead and garden, you'll feel at home as did they who wandered these paths before you. It's vision for the future is a community where neighbours know one another and get together to have fun, build friendships and contribute to making the estate a wonderful place to live for everyone. With great schools, shops, and places to explore on the weekend, Kaduna Park brings untouched country living to the heart of thriving family communities. With our 3 easy steps, getting into your new home will be smooth sailing from start to finish. We can help you from sorting your finance to locating the perfect block and finding your dream home. We've also partnered with Alisa and Lysandra to design six unique internal and external colour schemes, available to our customers as standard. Homebuyers Centre's Colour Studio gives our customers a professionally designed home, whatever your budget. A delightful home for the whole family to enjoy. The Harvey is the perfect blend of stylish design and thoughtful use of space. Positioned at the front of the home, the master bedroom features a large walk-in robe and ensuite with a double shower and provides optimal privacy for a secluded retreat. The three minor bedrooms are located toward the rear of the home, each offering a generous size complete with built-in robes and a shared bathroom. The kitchen and expansive open plan living area make entertaining easy, yet functional. Enjoy the benefits of three kitchen benchtops and hide all that unwanted clutter with the large walk-in pantry, giving you plentiful storage and keeping your fridge out of sight. The main island bench also provides an area for casual and informal entertaining with the kitchen sink located along the adjacent benchtop. The Harvey also includes a dedicated second living area with flexibility to cater for a home theatre or study, whilst the outdoor living provides an abundance of natural light, bringing you versatility for a smooth and functional flowing home from start to finish. 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 At Homebuyers Centre, we take care of everything, right from day one, to the day we hand you the keys - and beyond. Let us help you make your dream home a reality, enquire today! 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). **\$5,000 Façade Disclaimer** Offer available to purchases on all exclusive House and Land packages. Offer available Customers who sign a Preliminary Works Contract between 21st May 2024, and 5pm on 23rd June, 2024. Façade pricing dependent on lot typology. This offer only applies to the facade selected upon signing a PWC. Changes to facades may void this offer. Image shows items not included as part of the promotion including upgraded façade material, landscaping, light fixtures and furnishings. Not available to Architectural Facades or with Medium Density home designs. If selected façade is less than \$5,000, customers will not be entitled to a credit for the difference in cost. This offer cannot be modified, substituted, redeemed for cash or applied to the base price of the home. Homebuyers Centre reserves the right to update, change or cease this offer at any time. Images are for illustrative purposes only. The building practitioner is ABN Group (Vic) Pty Ltd.

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