

# 16 Alcott Drive, Newborough, Vic 3825

## House For Sale

Wednesday, 12 June 2024



16 Alcott Drive, Newborough, Vic 3825

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 684 m2**

**Type: House**



Laura Gould  
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**From \$569,784**

Imagine waking to the morning chorus of birdsong, rolling out of bed and into your running gear, and stepping out into first light. Mist rolls over the lake as you join the track from the end of your street. 5kms through native bushland later, you're home, showered, fed, and off to work. No rush though, it's only 10 minutes away in 'peak hour'. What a way to start the day! North Quarter offers unrivalled access to national and international quality sports and recreation facilities. Lake Narracan boasts nearly 300ha of water surface. Ideal for power boating, waterskiing, jet skiing, sail boarding and sailing. For those who'd rather stay on dry land, it is also a great place for fishing, picnics and walking. We're proudly part of the ABN Group, Australia's leading construction, property and finance company, and owned by partners Aidan Hooper and Dale Alcock. The ABN Group was established in 1978. Since then, with a family of 22 companies across Victoria and Western Australia, we're still true to our philosophy of building every home as if it's our own. We've built more than 88,000 homes and we've steadfastly maintained our attention to quality. So, although you may be building your first home, we have built many. And with every home we build, we only get better. The Regent 22 offers every member of the family a place to relax, unwind and enjoy. Designed around carefully zoned living spaces, the open-plan layout provides a tranquil combination of privacy, space and family sharing. Positioned cleverly at the front of the home, the master bedroom boasts a generous walk-in robe and ensuite with separate toilet. Then head towards the rear to discover three spacious minor bedrooms that each feature built-in robes. The centralised kitchen and living areas form the heart of this home. The kitchen offers a walk-in pantry and the large island bench is imperative for the resident gourmet chef of the home. With the main living area overlooking the undercover outdoor living area, it provides comfortable shelter outside, perfect for entertaining. 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).<sup>[2]</sup>