

17 Gramercy Place, Strathulloh, Vic 3338

Residential Land For Sale

Wednesday, 17 April 2024

17 Gramercy Place, Strathulloh, Vic 3338

Area: 350 m2

Type: Residential Land



Gurbaaz Sidhu
0412871373



Paul Sidhu
0404040527

Call Gurbaaz at 0412871373

Pre-Market ListingAddressed: 17 Gramercy PlaceSuburb & Estate: Strathtulloh - Balmoral EstateCompletion Time: 2 months (approx.)Gurbaaz Sidhu & Jio Real Estate present an exclusive opportunity for buyers looking for an off the plan property under construction. This home, under construction, offers off the plan stamp duty concessions that can help buyers save BIG on stamp duty, especially for first home buyers. Furthermore, this home is facing a future park/playground, and is in the heart of Melton City's most desired suburban developments. More information below.This Vaastu compliant home is a full turnkey property. meaning there are a plethora of convenient inclusions that make the move to your new house so easy, with nothing for the buyer to do but move in. With the highly sought after inclusion of two master bedrooms in addition to everything in a first home that you could ever want, there is little more that could be asked for. This is an opportunity that you do not want to miss!Details of inclusions upon completion of the house are as below:*****SUMMARY OF FEATURES*****First Home Buyer Benefits***• Massive off-the-plan stamp duty reduction/complete exemption• \$10,000 first home buyer grant• Home Guarantee Scheme - pay deposit as low as 5% ***Particulars***• 4 Bedrooms - Two Masters and 2 Normal• 2.5 Bathrooms - 1 Ensuite, 1 Common Bath, and 1 Powder Room• 2 Car Garage with side yard access• 2 Living Rooms - One meals & one theatre• Fully Vaastu Compliant***Turnkey Inclusions***• Fully Landscaped front yard & garden bed • Stepped pathway to porch • Fully Landscaped backyard• Exposed aggregate Driveway & Porch• Letterbox from Northcote Pottery• Fully fenced house perimeter• Outdoors clothes line• Side yard entry gates***Inclusions***• 60mm stone bench tops throughout kitchen• 40mm stone bench tops in laundry & bathrooms• 900mm appliances• 2.34m Solid timber entry door• 2.34m high doors• 2.7 m high ceiling with square-set finish• Zoned refrigerated heating & cooling • Wall-flush mounted brushed nickel tap wear• Master ensuite double vanity• Wall-to-wall tiled-to-ceiling bathrooms• Master walk-in-robe with shelving & hanging rods• Shower Niches• Walk-in-pantry with shelving• 2 linens - One near garage, one near bedrooms• Timber Island Bulkhead with pendants• All bedrooms with built in robes• Fully tiled-to-ceiling bathrooms• Bathtub with tiled splash back• Laminate flooring throughout• Down lights throughout• Colorbond roofing***Amenities***3 min drive to:• The Place Cobblebank - restaurants, cafes & more (Open mid-April 2024)• St Francis Catholic College - Cobblebank Campus (Newly Opened)4 min drive to:• Cobblebank Stadium - Sports clubs, facility hire, community programs & more5 min drive to:• Central Square Thornhill Park - IGA, pharmacies, retail spaces & more• Cobblebank Station - Newest Vline Station in the area• Aspire Childcare Centre6 min drive to:• Cobblebank Village - Coles, Jetts Fitness, hairdressers & more• Freeway Access***Future Developments***• Melton Hospital under construction• Government primary school in walking distance • New park/playground in front of house...So much more, contact Gurbaaz to learn more.Before this under construction property falls out of reach, call & enquire with Gurbaaz Sidhu at 0412 871 373 to ensure you do not lose out on this exceptional opportunity.If you are looking to sell your home in order to purchase this masterpiece, call us for a free appraisal of your property at your earliest convenience.For a Due Diligence Checklist, please refer to the following link: <http://www.consumer.vic.gov.au/duediligencechecklist>.DISCLAIMER: All dimensions provided are approximate. The information given is for general purposes only and does not constitute any representation by the vendor or agent.