

# 19 Maloney Rd, Gisborne, Vic 3437

## House For Sale

Saturday, 13 April 2024



19 Maloney Rd, Gisborne, Vic 3437

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 443 m2

Type: House



Pratap Singh

## **\$666,900 Full Turnkey + Ready to Build !!**

Act now to beat the NCC Price Rise and 7 Star Energy Rating ! Building contract MUST be signed before the 31st April with 5% deposit paid. The price increase for this home is between 15k to 20k. Take advantage of the current pricing and Pay only \$2,000 deposit until finance approved. In the event finance is not approved, No worries, we refund your full deposit. Call today to speak to Pat on 0421035533. This STUNNING and SMART design is the BEST SELLER OF ALL TIMES. Its practical design utilises a central area that includes the kitchen, dining and living spaces, while its hallway creates a clever separation between the main living areas and the bedrooms. It's the perfect home for families that love being together as much as they love being apart, with the busy areas separated from the resting areas. Peace and quiet is only a sliding door away. The Home comes with 4BED - 2BATH - LIVING - DOUBLE GARAGE. FULL TURNKEY Inclusions: Fixed Site cost - Developers and Council Requirements - Flooring throughout - 2590 Ceiling height - 900 Kitchen Appliances - Tiled Shower Base - 20mm Stone throughout Kitchen, Bathroom and Ensuite - Down lights throughout - Dishwasher - ducted heating - Split Aircon - Front & Rear Landscaping - Driveway - Fencing - Blinds - Clothes Line - Letter box and Much More. WHY BUY THIS HOME AND LAND PACKAGE This is a Fixed Price House & Land Package guaranteed! NO SHOCKS / SURPRISES and HIDDEN COST for peace of mind. Property Investor and Owner occupier Pay stamp ONLY on the Land Value NOT the package price. ( GREAT SAVINGS) SUBJECT TO FINANCE Available. Take Advantage of the \$10,000 First Home Owners Grant. (FHOG) The land is TITLED ( MORE TIME TO SAVE) BUILDING will give you the BEST LIFESTYLE your budget can afford by letting you spend your budget on the areas of your home that will bring you the most happiness. ( THAT NEW FEEL). More ENERGY - EFFICIENT and MODERN FEATURES. NO Headache of Maintenance and Repairs. Home on Display. Fixed Price Contract Available for signing within 7 days. This is a House and Land package not Constructed Yet. Deal with ONE DEDICATED CONSULTANT throughout the whole process from initial deposit to handover for regular updates. PICK UP THE PHONE AND BOOK APPOINTMENT WITH "PAT 0421035533 "TO LEARN MORE ABOUT THE PACKAGE OR FOR A WALK THROUGH TO VIEW OUR FULL TURNKEY HOMES. Let ME show you this IRRESISTIBLE Single Storey - Don't Judge Before you see it. Please Note: Facades is included. Price does not include any stamp duty, government, legal or bank charges. The land was available at time of advertising. \$10,000 First home buyer is deducted from the advertised price. There is a Price increase coming of 15K TO 20K due to the NCC & 7 Star Energy Rating. The prices are valid until 31st April 2024.