

# 21 Winterfell Road, Donnybrook, Vic 3064

## House For Sale

Monday, 15 April 2024



21 Winterfell Road, Donnybrook, Vic 3064

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 294 m2

Type: House



Sachin Toor



Nitin Batra

0424533762

## PRICE \$630,000 TO \$680,000

Welcome to 21 Winterfell Road Donnybrook, a stunning newly under constructed house that offers the perfect blend of modern design and functionality. This spacious property boasts 4 bedrooms, 2 bathrooms, and a luxurious ensuite for added convenience. With a generous land area of 294.0003 sqm and a building area of 20 sqm, there is plenty of space for the whole family to enjoy. The property also features a double garage with ample space for two vehicles. Located in a desirable area, this property offers a peaceful and serene lifestyle while still being close to all amenities. Don't miss out on the opportunity to make this beautiful property your new home. Contact us today for more information and to arrange a viewing.

**WHY SHOULD YOU BUY THIS:** Provide Corinthian 2340 x 820mm entry door • Provide Hebel (75mm) infill above ground floor windows and garage doors • Provide render finish to the porch piers as specified in the plans • Provide 2700mm ceiling to ground floor • Provide 75mm Sydney cornice throughout • Provide 67 x 18 half-splayed architraves and skirting • Provide Colourbond gutters, fascia and all downpipes • Provide coloured concrete driveway • Provide letterbox • Provide all required timber/Colourbond fencing

**BRICKS & ROOFING:** • Provide 75mm Hebel Cladding to external walls • Provide Colourbond roofing (Colours as approved in plan - Monument)

**ELECTRICAL:** • Provide 9W 90mm tri-colour LED downlights to ground floor • Provide single power points to oven, cooktop, fridge, dishwasher & rangehood • Provide 2x TV points + 2x data points • Provide smoke detectors direct wired with battery backup as mentioned in the plan • Provide exhaust fans to bathroom and ensuite as specified in the plans • Provide weather proof batten light points in the outdoor area as specified in the plan

**KITCHEN:** • Provide Category 1 cabinets & overhead cabinets to all kitchens • Provide Caesar Stone benchtops with 40mm square edge to kitchens • Provide Caesar Stone benchtops with 40mm polished edge to vanities • Provide Category 1 cabinets to all vanities • Provide pantry with 4 x white melamine shelves where required • Provide Tiled/Stone splashbacks to wall behind sinks & cooktops (where possible)

**AND MANY MORE INTO THIS.** Don't miss out on the opportunity to make this beautiful house your new home. For more information contact the listing agents of Vicland Realty. **SACHIN TOOR:** 0433 874 255 **NITIN BATRA:** 0424 533 762 \*Photo ID Required at All Inspections\* Please see the below link for an up-to-date copy of the Due Diligence Checklist: <http://www.consumer.vic.gov.au/duediligencechecklist>

**DISCLAIMER:** All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information. Every care has been taken to perform the accuracy of the above information; however, it does not constitute any representation by the vendor, agent, or agency. The floor plan is for representational purposes only and should be used as such. We accept no liability for the accuracy or details contained in our floor plans.