

21016 Brown Boulevard, Donnybrook, Vic 3064

boutique
homes

House For Sale

Tuesday, 9 April 2024

21016 Brown Boulevard, Donnybrook, Vic 3064

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 313 m2

Type: House



Anand

0434906555

\$787,300

At Boutique Homes, 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! HOME INCLUSIONS: • Choice of stunning façades • Double glazing (including sliding doors) • 2550mm high ceilings to ground floor • LED downlights to your entry, kitchen and open plan living area • ILVE 900mm wide stainless steel oven, cooktop and rangehood • Soft closers to all Kitchen, Laundry and vanity drawers and doors • 40mm Caesarstone kitchen bench tops • 20mm Caesarstone to bathroom, ensuite and powder room • Built in Cabinetry to Laundry • 3 coat Dulux Wash and Wear paint to internal walls • Quality floor coverings throughout • Tiled Shower Bases • Quality designer tapware and fittings • Microwave and dishwasher provisions • Quality Caroma basins and tapware • 2 x banks of pot drawers • Overhead cupboards adjacent to rangehood • Tiled splashback • Aluminium stacker doors to outdoor living • Double garage with two remote controls • Brick Infills above all windows and doors • 25 year structural guarantee • 12 month service warranty • 6 star energy rating

ABOUT THE ESTATE: A thriving place where you can create the ideal lifestyle you've been longing for. Located in Donnybrook, Katalia is less than 40km from the Melbourne CBD. Convenient living is essential, which is why we have schools, shopping and great transport links within easy reach. With ample active open space, a brand new park and wetlands within walking distance, this is a perfect place to enjoy the outdoors. You can enjoy convenient connections to all the essentials in life, from local shops and transport, to schools and parks. Katalia is a masterplanned communities where families love to live.

ABOUT THE FLOORPLAN: Smart living just got a whole lot smarter with the Parkville – a clever home floorplan, designed to delight. The Parkville offers compact home designs, specifically created to cater to smaller land sizes. But when it comes to smaller, it doesn't mean less. In fact, the Parkville features four bedrooms and three versatile living areas throughout – offering a variety of spaces to entertain or relax. The open plan downstairs creates an airy environment where the whole family can come together and enjoy distinct spaces that still feel harmoniously connected. The open living extends out to an outdoor living space that beckons BBQs and gatherings with friends and family.

ABOUT BOUTIQUE HOMES: At Boutique, we build homes for better living. That means designing for functionality and flexibility as well as beauty. It means a commitment to quality and craftsmanship. And it means striving to provide an enjoyable process from the moment you speak to a New Homes Consultant through to completion of your new home. Boutique is a part of the ABN Group, Australia's leader in construction, property and finance. This gives us access to an extensive range of talent and experienced suppliers, which allows us to back each home with a 25 year structural guarantee and industry leading aftercare program. We're driven by a desire to build a home you will be proud of the moment you first walk through the door. Be inspired by the possibilities. Why you'll love building with Boutique: • Upfront pricing • 25 year structural guarantee and 12 month service warranty • Market leading standard inclusions and trusted brands • Quality building materials • Proudly part of the ABN Group, we have been building quality new homes since 1978

^ Price based on home type and floor plan shown and on builders preferred siting. Floor plan depicts a premium façade, designer 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. 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 developers 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. Additions to the contract may be required in order to comply with Council and Regulatory Authority requirements which may also affect the price. April 2024 pricing shown