

2301 Topiary Street, Nar Nar Goon, Vic 3812

House For Sale

Tuesday, 11 June 2024



2301 Topiary Street, Nar Nar Goon, Vic 3812

Bedrooms: 4

Bathrooms: 2

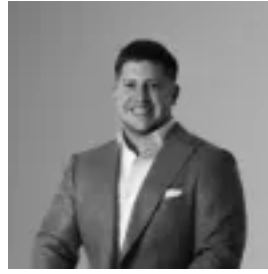
Parkings: 2

Area: 400 m2

Type: House



Adam Keleher
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Justin Engelke
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\$792,050

We include everything in our Turnkey Home and Land Packages - no surprises, no gimmicks, the way it should be. A fixed price with move-in ready inclusions inside and out! This Turnkey package includes:- All site costs up front and fixed and included.- Landscaping to front: Includes a dripper irrigation system with a battery-operated timer.- Rear landscaping: Includes mulched garden beds, turf, topping, and dripper system.- Fencing: Full share fencing to sides and rear boundaries, side gate.- Coloured concrete driveway.- Fold away clothesline with a coloured concrete pad.- Concrete letterbox to suit house type and meet estate design guidelines.- Timber laminate flooring, carpet, and tiles to wet areas.- Heating and Cooling.- Holland blinds throughout.- Flyscreens to all windows.- As Displayed Full Turnkey Move in Ready inclusions and Fixed Price.- Fixed Site Cost.- Landscaping Package (Front and rear) - Fencing to meet Design Guidelines.- 2550mm Ceilings.- 900mm Appliances.- 20mm Stone Bench Tops to Kitchen.- Tiled Shower Bases.- Downlights Throughout.- Sliding flywire doors x 2.- Stainless steel 900mm Kitchen appliances.- Stainless dishwasher.- Stone benchtops to kitchen.- Tiled shower bases.- Alarm system including sensors and keypad to entry.- Bushfire Attack 12.5 if required.- Re-establishment survey of the block if required.- Gold, Black, or Chrome tapware to kitchen.- Council infrastructure levy if required.- Brickwork above all windows and doors instead of FC Sheet (excludes above garage door).- Facade render when required for Developer Approval.- All Developer requirements.- Temporary fencing during build.- All Occupational Health & Safety build requirements.

This masterfully designed four-bedroom home balances space, practicality, and modern elegance. Its thoughtful layout optimises comfort and functionality, starting with the master bedroom at the front of the house. The master bedroom features a spacious walk-in robe and luxurious ensuite for a private sanctuary. The additional three bedrooms are generously sized with built-in robes, providing ample storage for the whole family. The home features an open-plan layout integrating the kitchen, family, and meals areas, ideal for relaxation and entertainment. The well-appointed kitchen boasts a walk-in pantry, modern appliances, and a large island bench. The family and meals areas extend to the outdoor alfresco area, which is perfect for alfresco dining.

Maple Grove Estate is located in Pakenham East, developed by Satterley. Here's why Maple Grove Estate is poised to be the perfect place to buy and live:

Strategic Location: Situated in Pakenham East, Maple Grove Estate offers easy access to schools, shops, parks, and public transport, ensuring residents enjoy a convenient lifestyle.

Trusted Developer: Developed by Satterley, Maple Grove Estate guarantees quality construction, innovative design, and community-focused development.

Community Spirit: Maple Grove Estate fosters a strong sense of community with shared spaces, parks, and events designed to bring neighbours together.

Family-Friendly Environment: With playgrounds, sports fields, and walking trails, Maple Grove Estate provides ample opportunities for outdoor recreation and family bonding.

Lifestyle Amenities: Residents benefit from nearby shopping centers, dining precincts, and entertainment venues for a vibrant and fulfilling lifestyle.

Green Spaces: Embracing sustainability, Maple Grove Estate incorporates lush greenery, landscaped parks, and nature reserves for a healthier and more scenic environment.

Educational Excellence: Nearby schools and educational facilities ensure children have access to quality education options within close proximity.

Future Growth Potential: With planned development and infrastructure projects in the area, Maple Grove Estate offers promising potential for future appreciation and value.

Investment Opportunity: For investors, Maple Grove Estate presents an opportunity for long-term capital growth and rental income.

Quality Living: With modern designs, premium finishes, and thoughtful layouts, Maple Grove Estate offers residents comfortable, stylish, and contemporary living spaces.

Our Turnkey Process:

1. Meet & Brief - We get to know you and understand your new home goals, then we get to work.
2. Options - We ensure this design or another meets your needs perfectly. We share with you which estates are currently representing the best value whilst offering capital growth potential and best liveability and source the best block for you.
3. Solution - We show you a display home with full "as displayed" turnkey inclusions and then price your build with "as displayed" turnkey inclusions inside and out, and fix the price. The way it should be! Avoid expensive mistakes and enjoy a new way of building. Reach out for more info.