

24 Salisbury Avenue, Warragul, Vic 3820

House For Sale

Tuesday, 6 February 2024

boutique
homes

24 Salisbury Avenue, Warragul, Vic 3820

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 640 m2

Type: House



Leigh McDonald

0481138043

Fixed Price Package \$578,800

24 SALISBURY AVENUE, WARRAGUL This package offers no surprises, site costs, rock removal, council requirements, energy rating, and developer requirements all fixed in and guaranteed! Take the stress out of building by removing the need for 5 page long quotes of additional items just to get a complete home.

HOME INCLUSIONS:

- Stunning Modern Facade included
- Double glazing (including sliding doors)
- Quality floor coverings throughout
- Tiled Shower Bases
- Quality designer tapware and fittings
- Microwave and dishwasher provisions
- Quality Caroma basins and tapware
- Tiled splashback
- 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
- 2550mm high ceilings to ground floor
- LED downlights to your entry, kitchen and open plan living area

WESTINGHOUSE 900mm wide stainless steel oven, cooktop and rangehood

- Soft closers to all Kitchen, Laundry and vanity drawers and doors
- Kitchen bench tops
- Built in Cabinetry to Laundry
- 2 coat Dulux Wash and Wear paint to internal walls

ABOUT THE FLOORPLAN: The Lennox is a functional four bedroom floorplan that offers a space to retreat for every member of the family. Open-plan living sets the tone for this home, with a natural flow from the kitchen to the outdoor living space at the back of the home and a spacious master suite at the front of the home. The Lennox is part of the Elements Collection, a range of home designs presenting exceptional value while bringing together all the Boutique elements you love. Available with a range of pre-determined external and internal colour schemes, personalise your home with floorplan design options and selected upgrades.

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

ABOUT THE AGENT Leigh McDonald "Having grown up and lived just outside of Traralgon (and coached local football) I'm very well acquainted with the ins and outs of the greater Gippsland region. I've been part of the building industry since the age of 17, starting off as an apprentice carpenter and worked my way through to consulting and have become an expert in the area. My passion lies in connecting with people and finding solutions suited to their lifestyle within this tight community. While coaching you through each step in the new home process, my goal is to work with you to ensure your dream home journey is fun and stress free from start to finish."

A package like this is incredibly rare - enquire now before you're beaten to the punch. ^Floorplan depicts a modern facade, facade shown and included in price. Photograph may depict fixtures, finishes, features and landscaping not supplied by Boutique Homes and not included in any pricing specified. These may include landscaping items, such as planter boxes, retaining walls, water features, pergolas, screens and decorative landscaping items such as fencing. Accordingly, any prices specified do not include the supply of any of those items. Block and building dimension may vary from the illustration and the details shown. ABN Group Victoria has permission of the owner of the land to advertise the land as part of the price specified. The land price does not include transfer duty, settlement costs or any other fees or disbursements associated with the settlement of the land. Prices may vary and be subject to change once all siteworks plans are completed and the current market value of the land and other relevant costs are taken into consideration. ABN Group Victoria and the owner of the land reserve the right to change their prices without notice. For more information on the pricing and specification of this home please contact a New Homes Consultant. Additions to the contract may be required in order to comply with Council and Regulatory Authority requirements.