

**248 Aurora Drive, Cranbourne West, Vic 3977**

**House For Sale**

Wednesday, 29 May 2024



TURNKEY

248 Aurora Drive, Cranbourne West, Vic 3977

**Bedrooms: 4**

**Bathrooms: 2**

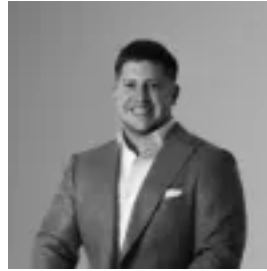
**Parkings: 2**

**Area: 327 m2**

**Type: House**



Adam Keleher  
1300008524



Justin Engelke  
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## **\$749,900 - Turnkey Fixed Price Build**

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 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.

Welcome to this spacious single-story home designed for modern family living. This property features four bedrooms, each with built-in robes, and a master bedroom that includes a walk-in robe and private ensuite. The heart of the home is an open plan family and meals area, seamlessly connected to an open-plan kitchen with a large island bench. The practical layout includes a well-equipped bathroom, a separate WC, and a walk-in linen closet. A convenient laundry room provides direct access to the outdoors, and the double garage offers secure parking for two cars. The welcoming entry porch adds charm, making this home a perfect blend of style and functionality for comfortable living.

**HARLI ESTATE** Located in idyllic Harli Estate Cranbourne West. The location has some of the last remaining land for sale in this central location with easy access to major freeways accessing the city, employment hubs and beach and wineries etc. Here's why Harli Estate is an ideal place to buy and live:

**Prime Location:** Harli Estate provides easy access to the dynamic Melbourne CBD and the stunning Mornington Peninsula. Residents enjoy proximity to renowned educational institutions and retail hubs, ensuring a well-connected and convenient lifestyle.

**Community Spirit:** Harli Estate fosters a strong sense of community with thoughtfully designed shared spaces, parks, and events that bring neighbours together. Future active open spaces and reserves will further enhance the communal living experience.

**Family-Friendly:** With playgrounds, sports fields, walking paths, and fitness zones, Harli Estate offers ample opportunities for outdoor recreation and family fun. Future amenities include cricket and football ovals, cricket nets, lawn bowl greens, and netball courts.

**Educational Excellence:** Nearby educational facilities ensure children have access to quality education options within a short distance from home, making it an ideal choice for families.

**Lifestyle Convenience:** Residents benefit from nearby shopping centres, dining precincts, and entertainment venues, offering a variety of options for a convenient lifestyle.

**Green Spaces:** Embracing sustainability, Harli Estate incorporates green spaces, nature reserves, and wetlands for a healthier environment. Future nature paths, shared walking paths, and bicycle paths promote active and eco-friendly living and its next door to the renowned Brompton Estate and the large sports grounds that include the new Barton Primary School.

**Quality Living:** With modern designs and premium finishes, Harli Estate offers residents comfortable and stylish living spaces. The estate features a variety of land sizes, catering to diverse lifestyle needs.

Experience the best of modern living and community spirit at Harli Estate, where every detail is designed to enhance your quality of life.

**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.

**Disclaimer:** Advertised price is inclusive of a rebate on land by the developer, rebates are subject to change at the developers discretion, please contact Turnkey Building Group to confirm eligibility for land rebates. Land price is subject to change at any time by the developer, please contact Turnkey Building Group to confirm current land price before proceeding with purchase.