

2531 Bellagio Road, Berwick, Vic 3806

House For Sale

Saturday, 11 May 2024



2531 Bellagio Road, Berwick, Vic 3806

Bedrooms: 4

Bathrooms: 4

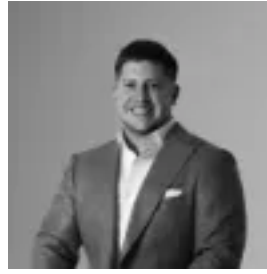
Parkings: 1

Area: 257 m2

Type: House



Adam Keleher
1300008524



Justin Engelke
1300008524

\$714,900.00 - Turnkey Build Package

We choose to include everything in our Turnkey Home and Land Packages, so surprises, no gimmicks the way it should be. - Move-in ready inclusions inside and out! - This Turnkey package includes: - Up front fixed price site costs. (This is critical when buying) - Landscaping to front: Includes a dripper irrigation system with a battery operated timer so no need to worry about time consuming maintenance. - Rear landscaping: Includes mulched garden beds with trees or plants to rear boundary, turf and topping to remainder of the land to rear and side boundaries with a dripper system connected to the tap. - Fencing: Full share fencing to sides and rear boundaries as well as a side gate to comply with the developers guidelines. - Coloured concrete driveway. - Fold away clothesline with a coloured concrete pad. - Concrete letterbox to suit house type and meet the design guidelines of the estate. - Timber Laminate Flooring and Carpet, and tiles to wet areas. - Heating and Cooling- Hollands blinds throughout - Flyscreens to all windows - Sliding flywire doors x 2- Stainless steel 900mm Kitchen appliances- Higher ceilings- Stainless dishwasher - Stone benchtops to kitchen - Tiled shower bases - Downlights - Alarm system including sensors and keypad to entry- Bushfire Attack 12.5 if required- A 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 i.l.o 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

Upon entering this meticulously crafted home, you'll immediately be greeted by a sense of space and tranquillity. The open-plan layout seamlessly integrates the living, dining, and kitchen areas, creating a fluid space ideal for both relaxation and entertaining. The three spacious bedrooms serve as sanctuaries of rest and rejuvenation. Each bedroom features its own ensuite bathroom, providing unparalleled convenience and luxury. Whether it's a peaceful night's sleep or a refreshing morning routine, these private retreats cater to your every need. Located in Minta Estate in Berwick, brought to you by Mirvac. Here's why Minta Estate is set to be the perfect place to buy and live:

Trusted Developer: Minta Estate is developed by Mirvac, a renowned developer known for its commitment to quality, sustainability, and innovation in creating vibrant communities.

Prime Location: Situated in Berwick, Minta Estate offers residents easy access to schools, Berwick Village shops, parks, and public transport, ensuring convenience and connectivity.

Community Focus: Minta Estate fosters a strong sense of community with shared spaces, parks, and recreational facilities designed to bring residents together.

Green Living: Embracing sustainability, Minta Estate incorporates green initiatives like water-sensitive design and native landscaping, promoting a healthier environment.

Family-Friendly Amenities: Families will appreciate the abundance of amenities, including playgrounds, sports fields, and picnic areas, perfect for outdoor recreation.

Education Hub: With nearby schools and educational facilities, Minta Estate ensures children have access to quality education options.

Lifestyle Convenience: Residents enjoy nearby shopping centers, dining precincts, and entertainment venues for a convenient lifestyle.

Future Growth Potential: Minta Estate offers promising growth potential with planned infrastructure projects enhancing desirability and value.

Investment Opportunity: For investors, Minta Estate presents an attractive opportunity for long-term capital growth and rental yield.

Quality Living: With beautifully designed homes and premium finishes, Minta Estate offers residents a comfortable and stylish living environment.

Experience our 3 Step New Home 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 and refine designs from our panel of builders. We share with you which estates are currently representing the best value whilst offering capital growth potential and best livability 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.