

# 254 Boudary Rd, Mount Duneed, Vic 3217

HARLEX PROPERTY GROUP

## Sold House

Sunday, 7 January 2024

254 Boudary Rd, Mount Duneed, Vic 3217

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 195 m2

Type: House



Ben Duggan

**\$480,130**

Hands down the BEST MOST AFFORDABLE H/L PACKAGE AVAILABLE in Mt Dunned. First in best dressed! Get ahead of the competition with this under market house & land opportunity. Perfectly suited for a first home or the start of any property portfolio. Instant equity from DAY ONE!! TITLED & READY TO GO!! Don't wait 12 or 18 months!! Harrlex Property Group proudly present this beautiful 12sq, 3 Bed, single garage home on 195sqm block in the very popular Mt Dunned one of the most sought after suburbs in Geelong. Compare this package with any builder & see for yourself. Premium inclusions as follows -- Driveway (up to 36m<sup>2</sup>)- Letterbox- 3.5kw split system to living area- 2590mm high ceilings throughout- Block out roller blinds throughout including 2 standard sliding doors- Omega 60cm dishwasher ODW700X- 20mm Caesarstone benchtop throughout (kitchen, bathroom & ensuite only)- Downlights throughout- Timber flooring & Carpet- Fully rendered finish entire home- Fixed Site cost's- Much more.... Call BEN DUGGAN today on 0409 970 272. **DISCLAIMER:** All stated dimensions are approximate only. Facade images are for general information only. Please see the below link for an up-to-date copy of the Due Diligence Check List:  
<http://www.consumer.vic.gov.au/duediligencechecklis>