

# 26 Broadway Boulevard, Traralgon, Vic 3844

## House For Sale

Thursday, 13 June 2024



26 Broadway Boulevard, Traralgon, Vic 3844

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 740 m2

Type: House



Laura Gould  
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**From \$637,440**

We're continuing to develop Traralgon's highest quality neighbourhoods. Spacious, desirable, well-maintained lots are now available. Wide streets, open area, walking tracks and green spaces make Franklin North Traralgon's next premier land subdivision. Surrounded by stylish homes and premium urban design, Franklin North is the most desirable location for you and your family. We're proudly part of the ABN Group, Australia's leading construction, property and finance company, and owned by partners Aidan Hooper and Dale Alcock. The ABN Group was established in 1978. Since then, with a family of 22 companies across Victoria and Western Australia, we're still true to our philosophy of building every home as if it's our own. We've built more than 88,000 homes and we've steadfastly maintained our attention to quality. So, although you may be building your first home, we have built many. And with every home we build, we only get better. The kitchen is the social heart of this home, opening on to light-filled living and dining areas, and an inviting outdoor entertaining space. The open-plan design includes a generous kitchen with large island bench and walk-in pantry. Offering a spacious retreat, the master bedroom features a walk-in robe and ensuite, while three additional bedrooms with built-in robes provide easy access to the main bathroom. At the front of the house, flexible living spaces include a home office and a secluded sitting room, perfect for a library or home theatre. Your new home will come standard with quality inclusions, industry leading guarantees/warranties and brand names that you can trust:

Facade included  
Fixed site costs  
7 Star energy rating  
Exposed aggregate driveway  
Brick infills over windows  
Quality floor coverings throughout  
Low E double glazed windows and sliding doors  
3.5kW solar PV system  
Westinghouse stainless steel appliances  
Choice of matt black or chrome tapware  
A market leading 12 Month Maintenance period & 25 Year Structural Guarantee  
At Homebuyers Centre, we take care of everything, right from day one, to the day we hand you the keys - and beyond. Let us help you make your dream home a reality, enquire today! The Homebuyers Centre Team will be there to guide you through every step of the process, from the moment you step into a display home to the day you step through your new front door and beyond. Proud recipients of the 2022 ProductReview.com.au Award in the Home Builders Melbourne & VIC category. This award is a testament to the commitment our team has towards delivering a phenomenal customer

experience.\*\*\*\*\*DISCLAIMER; \*Price based on home type and floor plan shown and on builder's preferred siting. Floor plan depicts a traditional facade, modern facade shown and included in price. Image used is an artist impression for illustrative purposes only and may show decorative items not included in the price shown including path, fencing, landscaping, coach lights and furnishings. 'Fixed' pricing means that, subject to the terms of this disclaimer and any owner requested changes, the price advertised will be the price contained in the building contract entered into and this price will not change other than in accordance with the building contract. The price is based on developer supplied engineering plans and plans of subdivision and final pricing may vary if actual site conditions differ to those shown in these developer supplied documents Block and building dimensions may vary from the illustration and the details shown. For more information on the pricing and specification of this home please contact a New Homes Consultant. ABN Group Victoria has permission of the owner of the land to advertise the land as part of the price specified. The price does not include transfer duty, settlement costs, community infrastructure levies imposed or any other fees or disbursements associated with the settlement of the land. All information contained within this document is accurate at time of printing (September 2023).