

# 2611 Majorelle Way, Clyde, Vic 3978

## House For Sale

Friday, 17 May 2024



2611 Majorelle Way, Clyde, Vic 3978

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 231 m2**

**Type: House**



Brad Alba

0401222506

**\$683,300**

**\*\* House and land packaged designed under National Construction Code 2019 \*\***The Riverfield masterplan has expanded to encompass four incredible precincts. In combination they offer every amenity you could wish for, at every stage of life, and new home opportunities to suit every taste, every need, everybody. It represents the perfect blend of connectivity and open space. When you want entertainment, an abundance of established amenities in surrounding Clyde North and nearby Berwick and Cranbourne are only a short journey from the peace of home. It has been planned to enhance daily life with outstanding tranquillity and amenity. Stay connected to the outdoors with over 28 hectares of beautifully landscaped open space, parks and reserves. Off road bike and shared paths will deliver adventure right to your doorstep. Imagine a serene home nestled in a quiet neighborhood, bathed in natural light that filters gently through the windows. This peaceful haven boasts a spacious backyard, complete with lush greenery and ample space for a sparkling pool. Here, tranquility reigns supreme, providing the perfect retreat from the hustle and bustle of daily life. What's more, it's a welcoming environment for furry companions, ensuring that every member of the family can revel in the tranquility and freedom of this idyllic setting. Masterfully designed to create dedicated relaxation and living zones, the Onyx provides harmonious living for your whole family. The large double storey layout ensures this four-bedroom home provides plenty of separate living and room for everyone to grow. The ground floor boasts vast open plan living and dining areas, with a central modern kitchen and desirable island bench. Upstairs features a separate living area retreat, three bedrooms with built-in robe and a centrally located main bathroom. Overlooking the streetscape is the master bedroom complete with walk-in robe and ensuite. Thoughtful and contemporary design promises this home delivers on every aspect. Your new home will come standard with quality inclusions, industry leading guarantees/warranties and brand names that you can trust: Fixed site costs Exposed aggregate driveway Quality floor coverings throughout Tiled kitchen splashback Westinghouse stainless steel appliances Choice of matt black or chrome tapware Brick infills over windows 25 year structural guarantee 12 month service warranty 6 Star energy rating Developer Guidelines 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. \*\*\*\*\*

From 1 May 2024, Victoria has adopted changes to the National Construction Code 2022 (NCC 2022) which implement more stringent minimum requirements for energy efficiency, condensation mitigation, and accessible housing design. This house and land package was designed under the previous National Construction Code 2019 (NCC 2019), and therefore does not take into account the new minimum requirements under the NCC 2022. Customers who select this house and land package will need to sign a Section 10 form as part of the building permit application. For more information on the pricing and specifications of this home please contact a Homebuyers Centre New Homes Consultant. Price based on standard floor plan shown and on builder's preferred siting. Floor plan depicts a traditional facade, modern facade shown and included in price. Image is for illustrative purposes only. '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. Dimensions may vary from the details shown. ABN Group Victoria has permission from 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