

**2645 Harlem Way, Berwick, Vic 3806**

**House For Sale**

Sunday, 26 May 2024



TURNKEY

2645 Harlem Way, Berwick, Vic 3806

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 198 m2**

**Type: House**



Adam Keleher

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## **\$598,700 - First Home Buyer Price**

We choose to 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:- 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 - As Displayed Full Turnkey Move in Ready inclusions and Fixed Price - Coloured Concrete Driveway- Fixed Site Cost- Landscaping Package (Front and rear) - Fencing to meet Design Guidelines - Colored Concrete Driveway- Fold Away Clothesline- 2550mm Ceilings- Timber Laminate Flooring with Carpet - Heating and Cooling- Blinds Throughout- 900mm Appliances- Dishwasher- 20mm Stone Bench Tops to Kitchen- Tiled Shower Bases- Downlights Throughout - 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

Located in Minta Estate in Berwick, brought to you by Stockland. Here's why Minta Estate is set to be the perfect place to buy and live:

**Trusted Developer:** Minta Estate is developed by Stockland, 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.

Discover the epitome of modern living boasting three bedrooms, with Master to front with walk in robe, this thoughtfully crafted residence is tailor-made for those seeking the perfect balance of space and practicality suited to this compact lot. Step inside to experience a seamless blend of functionality and style, where the open-plan layout effortlessly integrates the kitchen / meals and family areas, creating an inviting space for both relaxation and entertainment. With sleek finishes and contemporary design elements throughout, every corner of this home exudes sophistication and charm. Embracing the principles of low maintenance living, the package features streamlined landscaping, easy-care flooring, and efficient use of space, ensuring a hassle-free lifestyle without compromising on comfort or quality.

**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.

**Disclaimer:** Advertised price is for first home buyers, eligible for the First Home Owners Grant, only and pricing shown is after payment to the purchaser of the \$10,000 First Home Owners Grant. Note: First Home Owners Grant is subject to change and Turnkey Building Group

makes not guarantees around a purchasers eligibility for the grant. Contact Turnkey Building Group to confirm pricing. 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.