

# 3007 Allansford Crescent, Armstrong Creek, Vic 3217

## House For Sale

Friday, 24 May 2024



3007 Allansford Crescent, Armstrong Creek, Vic 3217

**Bedrooms: 4**

**Bathrooms: 2**

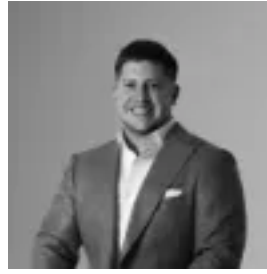
**Parkings: 2**

**Area: 350 m2**

**Type: House**



Adam Keleher  
1300008524



Justin Engelke  
1300008524

## **\$698,970 - First Home Buyer Price**

We 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

Discover the epitome of modern living boasting four spacious bedrooms, a double garage, and a master suite at the front with a walk-in robe and ensuite. The open-plan layout effortlessly integrates the kitchen, meals, and family areas, creating an inviting space for both relaxation and entertainment. Embracing the principles of low-maintenance living, this home features streamlined landscaping, easy-care flooring, and efficient use of space, ensuring a hassle-free lifestyle without compromising on comfort or quality. The alfresco area provides a perfect outdoor retreat, while the well-appointed kitchen boasts a walk-in pantry, catering to all your culinary needs.

Located in Ashbury Estate in Armstrong Creek Victoria: Prime Location: Nestled in the vibrant heart of Victoria, Ashbury Estate offers effortless access to the Geelong CBD and the picturesque Surf Coast. Residents enjoy close proximity to Iona College and retail amenities at Armstrong Creek Town Centre, ensuring a well-connected and convenient lifestyle.

Our Turnkey 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. 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 today.

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. 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.