

# 302 Countess Street, Armstrong Creek, Vic 3217

## House For Sale

Friday, 24 May 2024



302 Countess Street, Armstrong Creek, Vic 3217

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 425 m2**

**Type: House**



Blake Pilkington  
0396744580

**From \$565,500**

Named Merindah by the Gadigal people, this pocket of the world lives up to its meaning of “beautiful”. Here, a future exists which has been carefully crafted to celebrate a unity between environmental sustainability and community. The development is a curation of 140m<sup>2</sup> townhouses, family homes and parcels of land of up to 550m<sup>2</sup> - all designed to meet you wherever you may be in your property journey. Intention and consideration for the land has driven the philosophy behind its design, alongside a desire to create an energetic and thriving residential estate. 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. Perfect for established and growing families, the compact yet generous floorplan of the Byron 14 boasts thoughtful living. This three-bedroom, two-bathroom, double car garage home is designed specifically for corner lots so the entirety of lot space can be utilised so that you can enjoy maximum comfort. The kitchen is the heart of the Byron 14 connecting the dining and living space to produce an entertainment hub. The master bedroom features a walk-in robe and ensuite turning it into the all-inclusive space for comfortable and private living. 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 7 Star energy rating To find out everything included in this amazing package, just hit the big red 'Get In Touch' button and I'll be in contact as soon as possible! 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. “From” pricing means that, subject to the terms of this disclaimer and any owner requested changes, the price advertised will be subject to change once fixed site costs and developer guidelines are confirmed. The price is based on an estimate 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. Sep-23