

305 Kelleher Drive, Traralgon, Vic 3844

House For Sale

Thursday, 13 June 2024

boutique
homes

305 Kelleher Drive, Traralgon, Vic 3844

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 626 m2

Type: House



Tania Hogan
0396744500

From \$678,300

At Boutique Homes, 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! HOME INCLUSIONS: Facade included 7-Star energy rating Fixed site costs Double glazed thermally broken awning windows Quality floor coverings throughout 2550mm high ceilings to ground floor LED downlights to entry, kitchen and living Soft closers to draws and doors ILVE 900mm wide oven, cooktop and rangehood Overhead kitchen cupboards adjacent to rangehood 40mm stone kitchen benchtops & 20mm stone to bathroom benchtops Quality Caroma basins and tapware A market leading 12 Month Maintenance period & 25 Year Structural Guarantee ABOUT THE FLOORPLAN: The clean architectural lines of the Oslo facade sets this home apart. The generous master bedroom suite is positioned at the front of home and includes a large walk-in robe and ensuite with twin vanity. The gourmet kitchen features a large island bench designed for casual mealtimes, while the nearby e-zone area allows supervised internet usage. A generous walk-in pantry allows plenty of storage space and convenient refrigerator allocation to keep the kitchen clutter free. The integrated outdoor living area cleverly extends the main living space seamlessly via sliding doors. The Oslo also includes three minor bedrooms, central bathroom and versatile home theatre which could also be used as a formal lounge or rumpus room. ABOUT BOUTIQUE HOMES: At Boutique, we build homes for better living. That means designing for functionality and flexibility as well as beauty. It means a commitment to quality and craftsmanship. And it means striving to provide an enjoyable process from the moment you speak to a New Homes Consultant through to completion of your new home. Boutique is a part of the ABN Group, Australia's leader in construction, property and finance. This gives us access to an extensive range of talent and experienced suppliers, which allows us to back each home with a 25 year structural guarantee and industry leading aftercare program. We're driven by a desire to build a home you will be proud of the moment you first walk through the door. Be inspired by the possibilities. Why you'll love building with Boutique: • Upfront pricing • 25 year structural guarantee and 12 month service warranty • Market leading standard inclusions and trusted brands • Quality building materials • Proudly part of the ABN Group, we have been building quality new homes since 1978 ^ Price based on home type and floor plan shown and on builders preferred siting. Floor plan depicts a premium facade, designer 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. 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 developers 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. Additions to the contract may be required in order to comply with Council and Regulatory Authority requirements which may also affect the price. June 2024 pricing shown