

3087 Carding Street, Truganina, Vic 3029

House For Sale

Friday, 17 May 2024



3087 Carding Street, Truganina, Vic 3029

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 263 m2

Type: House

\$607,500

****House and land packaged designed under National Construction Code 2019****We build communities that secure your future. Grandview is located in the heart of Melbourne's fast-growing western corridor. You can enjoy the perfect balance of nature and modern infrastructure at Grandview, a vibrant, boutique community. This is a place for life long learning. With seven existing schools nearby, and a proposed Primary School and Childcare Centre within the community. With a stunning range of parks, playgrounds, conservation reserves, walking trails and proposed sports facilities, it's easy to keep active and healthy at Grandview. Enjoy convenient connections to all the essentials in life, from local shops and transport to schools, parklands and a thriving community. Proudly part of the ABN Group, we've been delivering superior service and exceptional quality since 1978. We offer a market leading 12-month warranty service so your new home has enough time to settle and experience all four seasons. We stand by the quality of our homes and back each one with a 25-year structural guarantee. Beautifully designed with modern-day living in mind, this functional single level home has surprising touches of luxury in every room. The master bedroom features a stylishly designed ensuite and generous walk-in robe, whilst remaining bedrooms come complete with built-in robes and share a modern bathroom, featuring separate shower and bath. Set away from the main living area, a dedicated home theatre awaits for those nights spent in and when it's time to entertain, create a casual or formal setting in the open plan living and dining area. 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