

**3101 Springsure Street, Truganina, Vic 3029**

**House For Sale**

Friday, 14 June 2024



TURNKEY

**3101 Springsure Street, Truganina, Vic 3029**

**Bedrooms: 4**

**Bathrooms: 2**

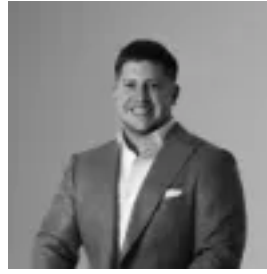
**Parkings: 2**

**Area: 263 m2**

**Type: House**



Adam Keleher  
0300008524



Justin Engelke  
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## **\$694,555 - Turnkey Fixed Price Build**

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:- All site costs up front and fixed included.- Landscaping to front: Includes a dripper irrigation system with a battery-operated timer.- Rear landscaping: Includes mulched garden beds, turf, topping, and dripper system.- Fencing: Full share fencing to sides and rear boundaries, side gate.- Coloured concrete driveway.- Fold away clothesline with a coloured concrete pad.- Concrete letterbox to suit house type and meet estate design guidelines.- Timber laminate flooring, carpet, and tiles to wet areas.- Heating and Cooling.- Holland blinds throughout.- Flyscreens to all windows.- As Displayed Full Turnkey Move in Ready inclusions and Fixed Price.- Fixed Site Cost.- Landscaping Package (Front and rear) - Fencing to meet Design Guidelines.- 2550mm Ceilings.- 900mm Appliances.- 20mm Stone Bench Tops to Kitchen.- Tiled Shower Bases.- Downlights Throughout.- Sliding flywire doors x 2.- Stainless steel 900mm Kitchen appliances.- Stainless dishwasher.- Stone benchtops to kitchen.- Tiled shower bases.- Alarm system including sensors and keypad to entry.- Bushfire Attack 12.5 if required.- 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 instead of 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.

Experience this thoughtfully designed home offering a harmonious blend of style and functionality. This floor plan features four generously sized bedrooms, including a luxurious master suite with an ensuite and walk-in robe. At the heart of the home lies an open-plan kitchen, meals, and family area, with a walk-in pantry and central island bench. Additional highlights include a separate laundry, centrally located bathroom, convenient powder room, and a double garage with internal access. Designed with contemporary finishes and thoughtful touches, this home ensures a stylish, low-maintenance lifestyle, perfect for modern families.

Discover serene living and modern convenience at Grandview Estate in Truganina, Victoria. Here's why Grandview Estate is an ideal place for you to buy and live:

**Prime Location:** Situated in Melbourne's western corridor, Grandview Estate offers easy access to the CBD, Rockbank Station, the Western Freeway, and retail hubs like Woodlea Town Centre and the upcoming Westfield Shopping Centre.

**Family-Friendly:** Ample playgrounds, sports fields, walking paths, and fitness zones provide endless outdoor recreation opportunities. Planned amenities include tennis courts, cricket ovals, and multi-purpose sports facilities.

**Educational Excellence:** Nearby proposed primary and secondary schools ensure access to quality education. The estate's location also offers easy access to established schools in the surrounding area.

**Our Turnkey 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 liveability 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.

It's a great time to get in the market with land developers and builders keen to win your business. This block has a large rebate offered and the Government First Home Buyer Low Deposit Scheme makes it very achievable for First Home Buyers to get started with limited savings.

**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 no guarantees around a purchaser's eligibility for the grant. Contact Turnkey Building Group to confirm pricing.