

# 33 Echidna Parade, Botanic Ridge, Vic 3977

## Townhouse For Sale

Friday, 19 April 2024

33 Echidna Parade, Botanic Ridge, Vic 3977

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 154 m2

Type: Townhouse



John Alexandru

0488863284

## **\$619,000 Last Home Ready To Move In Now**

Buy your new home without a long wait for construction. No progress payments, this home is a fixed price and handed over to you ready to move in. This home is completed and is eligible for the \$10,000 First Home Owner Grant and Stamp Duty concessions.\* Premium interior design with timber laminate flooring, stone benchtops, stainless steel appliances\* 5% deposit, no further payments until completion\* No strata fees, no builders corporation, individually titled homes\*

Beautiful exterior facade in a highly sought after suburb of Botanic Ridge. Located in the sought-after suburb of Botanic Ridge and framed by the 300 hectare Royal Botanic Gardens next door, Hummingbird Rise is a community in the most natural of settings. Close to beautifully landscaped parks and wetlands, the newly Botanic Ridge Primary school and a shopping village including Coles supermarket to follow, so you can enjoy modern living in a natural setting. Key features of this home include:- Corner lot with larger land area and added side windows - Boutique development surrounded by local community facilities- 3 bedrooms with robes, including a walk-in robe to master- 600mm wide stainless-steel kitchen appliances- Quality internal painting to all walls, ceiling, door frames and doors- High ceilings with cove cornicing throughout- Fully fenced and landscaped- Remote controlled garage door (with 2 remotes)- Enclosed backyard- Completed driveway, alfresco, entry, and veranda- 6-star energy efficiency rating and termite protection- Larger lot with views over open space on one side

This home qualifies for all first home buyer incentives. Visit our display home at 29 Echidna Parade, Botanic Ridge during our home open hours or contact John Alexandru on 0488 863 284 or email [john.alexandru@peet.com.au](mailto:john.alexandru@peet.com.au) to book an appointment.

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