

# 3315 Botley Road, Donnybrook, Vic 3064

## Townhouse For Sale

Tuesday, 11 June 2024



3315 Botley Road, Donnybrook, Vic 3064

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 167 m2**

**Type: Townhouse**

## Turnkey townhome! Including landscaping

A combination of modern architectural elements and smart building materials make the Octave a sensational design to call home. The three-bedroom Octave hosts an exquisite master bedroom including a walk-in robe and ensuite, while the remaining bedrooms are located nearby. The stunning open-plan living opens out to a private courtyard providing the perfect space to wind down and relax. Living life in the Octave couldn't be more perfect! Featuring:

- First home buyers may be eligible for the \$10,000 First Home Owners Grant\*
- No shared walls, shared floors or communal areas
- Located at: 3315 Botley Road (Donnybrook) - Estate: Kinbrook - Lot size: 150m2 - Private balcony - Secure and landscaped backyard - Full turnkey with upgrades available

**ABOUT THE ESTATE:** Kinbrook is a place of tranquil surroundings, wide boulevards, and green open spaces. A place to feel safe and at home in a family-friendly neighbourhood. With purposefully designed spaces, Kinbrook provides its future residents everything they will need, from social venues, getting back to nature, or green open spaces for the kids to enjoy. Located only a short drive from the established community of Donnybrook, Kinbrook places residents right on the doorstep of transport connections to the CBD, Melbourne International Airport and surrounding precincts. Positioned near primary and secondary schools, Kinbrook offers education options for all levels. Your new home will come standard with quality inclusions, industry leading guarantees/warranties and brand names that you can trust:

- 100% fixed site costs and pricing, providing peace of mind
- Exposed aggregate driveway
- Heating and cooling included
- Quality flooring, carpet and tiles throughout
- Front and rear landscaping
- Westinghouse stainless steel appliances
- Kitchen benchtops
- Tiled shower bases, toilet roll holders and shower rails
- Smart control garage door with camera and app security
- Recycled water connection
- NBN connection
- 25-year structural guarantee
- 12-month service warranty
- 6 star energy rating

**DISCOVER THE HOMEBUYERS CENTRE DIFFERENCE:**

- **Unbeatable Reputation:** As part of the ABN Group, Australia's second-largest residential builder, we have over 44 years of experience in building quality homes in WA and VIC. Homebuyers Centre and Boutique Homes, our sister company, are leaders in the industry.
- **Award-Winning Customer Service:** Our team's dedication and premium customer service have earned us the title of Product Review's 2022 and 2023 VIC Preferred Builder.
- **Uncompromising Build Quality:** We've been delivering high-quality homes on time and on budget for over 30 years. With our experienced construction team and two site managers, you can trust that your dream home will be in good hands.
- **Top-Quality Materials:** We use only the best Australian brands and materials in our builds, allowing us to offer industry-leading warranties and ensuring the longevity of your home.
- **Premium Inclusions:** Our packages include everything you need to make your dream home a reality, with the flexibility to add in any additional features you want, tailored to your budget.
- **Industry Leading Structural Guarantee for peace of mind:** Industry standard is only 7 years, whereas we cover your family home for 25years – We're confident with our quality!
- **Dedicated Aftercare:** Our premium and dedicated aftercare program is here to assist you for up to 12 months after you move in, ensuring your complete satisfaction.

\*DISCLAIMER\* \*Eligible first home buyers. See <https://www.sro.vic.gov.au> for eligibility criteria.