

**35B Point Road, Kalimna, Vic 3909**



**House For Sale**

Friday, 10 May 2024

35B Point Road, Kalimna, Vic 3909

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Jessica Stevens

0499361519

**\$515,000**

If you're looking for a brand new home without the stress of organising then this could be the perfect home for you! With a build contract already in place with one of East Gippsland's largest builders Metricon Homes all of the hard work has been done for you. With 3 bedrooms, 2 bathrooms, lock up garage and many upgrades where appropriate to make a reasonable quality home. With inclusions such as:

- Developer guarantees site costs, so the house price is fixed as advertised.
- 25-year structural guarantee.
- Flooring upgrade, with quality carpets and floating floors.
- Kitchen upgrade with:
  - o Butler's pantry.
  - o Stone engineered benchtops.
  - o Dishwasher and premium appliances.
  - o Premium Laminex lower and upper cupboards, with contrasting colours.
- Double glazing on selected windows.
- 2,000 water tank, with integrated pump.
- Garage door with remote control.
- NBN connection.
- Concrete driveway.

Options can be provided to reduce your outlay by negotiation.