

**410 Augusta Drive, Drouin, Vic 3818**

**House For Sale**

Wednesday, 12 June 2024

**boutique**  
homes

410 Augusta Drive, Drouin, Vic 3818

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 2006 m2**

**Type: House**



Tania Hogan  
0396744500

**From \$1,192,190**

Does anything compare to that new home feeling? The comfort of knowing everything is under warranty and that no one else has ever lived there before? We don't think so. Start the journey to that new home feeling today! HOME INCLUSIONS: Stunning façade included Double glazed thermally broken awning windows Quality floor coverings throughout 2550mm high ceilings to ground floor LED downlights to entry, kitchen and living Soft closers to kitchen, laundry, vanity drawers and doors ILVE 900mm wide oven, cooktop and rangehood 40mm stone kitchen benchtops 20mm stone to bathroom benchtops Quality Caroma basins and tapware Overhead cupboards adjacent to rangehood 25 Year Structural Guarantee & 12 Month Maintenance 7-Star energy rating ABOUT THE FLOORPLAN: Offering a contemporary take on country-style living, the Montana stylishly combines elements of rural warmth with today's modern musts. A wide frontage creates a warm welcome and gives this single-level home charming street presence. Bright and airy spaces are part of its liveable and relaxed appeal, as well as a design focus on comfort and character. The open-plan lounge and dining area forms a central living space that brings everyone together, while an adjoining dual-entry theatre room offers another place to unwind. A farmhouse-style kitchen overlooks the main family living area and is within easy reach of the alfresco zone, where expansive glass sliding doors provide seamless connection between indoors and out. ABOUT BOUTIQUE HOMES: At Boutique, we build homes for better living. That means designing for functionality and flexibility as well as beauty. It means a commitment to quality and craftsmanship. And it means striving to provide an enjoyable process from the moment you speak to a New Homes Consultant through to completion of your new home. Boutique is a part of the ABN Group, Australia's leader in construction, property and finance. This gives us access to an extensive range of talent and experienced suppliers, which allows us to back each home with a 25 year structural guarantee and industry leading aftercare program. We're driven by a desire to build a home you will be proud of the moment you first walk through the door. Be inspired by the possibilities. Why you'll love building with Boutique: • Upfront pricing • 25 year structural guarantee and 12 month service warranty • Market leading standard inclusions and trusted brands • Quality building materials • Proudly part of the ABN Group, we have been building quality new homes since 1978 ^ Price based on home type and floor plan shown and on builders preferred siting. Floor plan depicts a premium façade, designer facade shown and included in price. Image used is an artist impression for illustrative purposes only and may show decorative items not included in the price shown including path, fencing, landscaping, coach lights and furnishings. 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 developers supplied documents Block and building dimensions may vary from the illustration and the details shown. For more information on the pricing and specification of this home please contact a New Homes Consultant. ABN Group Victoria has permission of 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. Additions to the contract may be required in order to comply with Council and Regulatory Authority requirements which may also affect the price. June 2024 pricing shown