

41113 Powderbark Crescent, Craigieburn, Vic 3064



House For Sale

Saturday, 13 April 2024

41113 Powderbark Crescent, Craigieburn, Vic 3064

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 400 m2

Type: House



Craigieburn Highlands

03 9574 5333

\$837,764

Designated study zone to ground floor Under-stair storage access Large butler's pantry First floor leisure zone located to the rear of the home All rooms are cleverly designed and there is no wasted space Mainvue • Fixed Site Costs • 2570mm High Ceilings ground floor and 2450mm to first floor of home • Carpet and Timber Look Flooring • Double Glazed Windows • 900mm Smeg Gas cooktop • 900mm Smeg built-in oven • Titled splashback with your choice of 35 colours • 20mm Caesarstone benchtops to Kitchen, Ensuite, Bathroom and Powder Room in your choice of 10 colours • Laminate Cabinetry with your choice of over 250 colours • Laminate Overhead Cabinetry with your choice of 250 colours • 2400mm Aluminium sliding doors with Standard Keyed deadlock • Double garage with 3 remote transmitters • Sectional overhead door in your choice of 5 profiles, door colour or timber look finish • 50 year structural guarantee • Estate Guidelines # taken care of For more homes please visit <https://henley.com.au/House> Dimensions are for base floorplan and do not take into consideration any structural options chosen. Please be aware that aspects of floorplan (including room dimensions) may change, including changes to comply with pending National Construction Code (NCC) 2022 amendments. *Home price based on a standard home, standard inclusions, Henley's preferred siting and Henley's preferred building surveyor. The price does not include additional costs should land titles be delayed, any allowance for bushfire requirements, or any changes required by Developer which are discretionary or cannot be identified from Estate Guidelines at the time of pricing. ^Fixed site costs do not include costs associated with footing probes where required and costs resulting from the probe. Fixed site costs are offered on the proviso that the Developer provides (1) level 1 compaction report for the lot that is no more than 24 months old (2) a survey of land that matches the land engineering submitted to Henley with the fixed site cost application. ~Flooring supplied is Category 1 Carpet, and Category 1A Nordic Timber Laminate as per Floor Covering Layout available from your Sales Consultant. +Double glazed windows excludes all doors (entry doors, stacker doors, bi-fold doors, sliding doors and half-light/ full light laundry doors, all door frames (sidelights), butt jointed corner windows and picture windows to living areas. Allowance for Estate Guidelines # is based on items that can be identified in the Estate Guidelines at the time of fixing price and does not include discretionary items. Internal stock images may be used when actual image for the design is not available. Photography and illustrations to be used as a guide. Additional cost fixtures & fittings may be shown. All images are representative and may include upgrades. This home has not been constructed.