

**50719 Yamuna Street, Truganina, Vic 3029**

**boutique**  
homes

**House For Sale**

Friday, 24 May 2024

50719 Yamuna Street, Truganina, Vic 3029

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 392 m2**

**Type: House**



Troy Davis  
0396744500

**\$765,800**

Act quickly! This package won't be around for long. For more info or to book an appointment, call or click 'Get in Touch' today! HOME INCLUSIONS:Fixed site costsStylish modern facade with rendered feature Double glazed thermally broken awning windows Quality flooring throughout2400mm high ceilings900mm Westinghouse kitchen appliances 20mm stone benchtops to kitchen Quality chrome or matt black tapware, throughout Quality Dulux paint 25 Year Structural Guarantee & 12 Month Maintenance7-Star energy rating ABOUT THE ESTATE:Truly feel at home in Mt. Atkinson. Life is better spent with the family and friends. Escape the hustle and bustle of everyday life and discover a thriving community waiting to welcome you into the fold. With regular community events you'll always have the opportunity to meet new neighbours and feel connected with the local community. Convenient living is essential, which is why you'll have schools, transport and the future Westfield Town Centre at your fingertips. ABOUT THE FLOORPLAN:Perfect for any family, the single-level Manhattan offers separate living quarters throughout.Greeted by a generous study nook, the Manhattan cleverly combines functionality and convenience with great design. The minor bedrooms, bathroom and separate toilet are sectioned off at the rear of the home. A generous living area is accompanied by the perfect entertainer's kitchen and dining space.At the front of the home is a master bedroom complete with a walk in robe and ensuite. Finished off with a home theatre perfect for the kids, the Manhattan is a family dream home. 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. May 2024 pricing shown