

# 519 Rotunno Drive, Charlemont, Vic 3217

## House For Sale

Thursday, 13 June 2024



519 Rotunno Drive, Charlemont, Vic 3217

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 305 m2**

**Type: House**



Blake Pilkington  
0396744580

**From \$604,478**

Life on the doorstep of everything! At The Reserve puts a world of opportunity at your doorstep. If you love to explore and indulge in the best life has to offer, all you need to do is pick a direction. Marshall Station is a mere three-minutes away with Waurn Ponds, South Geelong and Geelong Railway Stations in reassuringly close proximity. If you love the great outdoors, you'll delight in the region's abundant natural beauty, like the beautiful Barwon River that flows through the Sparrowale Wetlands & Conservation Reserve to its mouth in the picture postcard coastal town of Barwon Heads. Nazareth Catholic and Grovedale Primary Schools are located nearby with Armstrong Creek Primary just minutes away. We're proudly part of the ABN Group, Australia's leading construction, property and finance company, and owned by partners Aidan Hooper and Dale Alcock. The ABN Group was established in 1978. Since then, with a family of 22 companies across Victoria and Western Australia, we're still true to our philosophy of building every home as if it's our own. We've built more than 88,000 homes and we've steadfastly maintained our attention to quality. So, although you may be building your first home, we have built many. And with every home we build, we only get better. With its free-flowing spaces and contemporary style, the Jasper is ideal for the modern family. Thoughtfully designed, the master bedroom features a cleverly designed walk-in robe and ensuite. Two additional bedrooms offer a touch of luxury with built-in robes. The open plan kitchen is complete with a stunning island bench, perfect for informal meals, with a walk-in pantry to accommodate all your kitchen needs. The large dining and living areas are perfect spaces for the whole family to enjoy. Your new home will come standard with quality inclusions, industry leading guarantees/warranties and brand names that you can trust:

Fixed site costs  
Exposed aggregate driveway  
Facade included  
Quality floor coverings throughout  
2550mm high ceilings to ground floor  
20mm stone benchtops to kitchen, bath and ensuite  
Westinghouse 900mm wide stainless-steel oven, cooktop and rangehood  
400mm X 600mm niche to showers  
Up to thirty 8w LED downlights to entry, kitchen, dining, living and bedrooms  
Five additional double power points, additional TV point and data point  
Roller block out blinds (excluding wet areas and entry door sidelight)  
25 year structural guarantee & 12 month service warranty  
At Homebuyers Centre, we take care of everything, right from day one, to the day we hand you the keys - and beyond. Let us help you make your dream home a reality, enquire today! The Homebuyers Centre Team will be there to guide you through every step of the process, from the moment you step into a display home to the day you step through your new front door and beyond. Proud recipients of the 2022 ProductReview.com.au Award in the Home Builders Melbourne & VIC category. This award is a testament to the commitment our team has towards delivering a phenomenal customer

experience. \*\*\*\*\*DISCLAIMER; \*Price based on home type and floor plan shown and on builder's preferred siting. Floor plan depicts a traditional facade, modern 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. 'Fixed' 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 developer 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. All information contained within this document is accurate at time of printing (September 2023).