

# 52 Jilcundra Street, Kalkallo, Vic 3064

## House For Sale

Friday, 17 May 2024



52 Jilcundra Street, Kalkallo, Vic 3064

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 263 m2**

**Type: House**



Claude Lucchesi  
0396744580

**\$596,300**

**\*\*House and land packaged designed under National Construction Code 2019\*\***Victoria's largest masterplanned community located in Kalkallo, just 38km north from Melbourne's CBD. Set to become a future city for the northern suburbs, residents will have access to schools, retail centres, medical facilities and well connected public transport in the future. One of the community's most popular playgrounds ideally located next to Dwyer Street Café making it the perfect community hang out spot. You can get top marks for education with a number of established schools nearby and plans for another 8 schools to be built within the community over the next 30 years. Local neighbourhood shopping areas as well as a future city centre will provide a major retail and commercial precinct to the Cloverton as the city evolves in the future. 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. The Terrace has been cleverly designed with lots of features you'll love. Enjoy the open plan living and dining area, finished with a TV recess, and get ready to cook up a storm in the well-appointed kitchen with walk-in pantry, providing plenty of storage. With its own ensuite and walk-in-robe, the master bedroom is sure to impress as it meets your everyday needs. The two minor bedrooms both come complete with built-in robes and share a conveniently located central bathroom. 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 Quality floor coverings throughout Tiled kitchen splashback Westinghouse stainless steel appliances Choice of matt black or chrome tapware Brick infills over windows 25 year structural guarantee 12 month service warranty 6 Star energy rating Developer Guidelines 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.\*\*\*\*\*

From 1 May 2024, Victoria has adopted changes to the National Construction Code 2022 (NCC 2022) which implement more stringent minimum requirements for energy efficiency, condensation mitigation, and accessible housing design. This house and land package was designed under the previous National Construction Code 2019 (NCC 2019), and therefore does not take into account the new minimum requirements under the NCC 2022. Customers who select this house and land package will need to sign a Section 10 form as part of the building permit application. For more information on the pricing and specifications of this home please contact a Homebuyers Centre New Homes Consultant. Price based on standard floor plan shown and on builder's preferred siting. Floor plan depicts a traditional facade, modern facade shown and included in price. Image is for illustrative purposes only. '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. Dimensions may vary from the details shown. ABN Group Victoria has permission from 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