

# 531 Horominds Street, Charlemont, Vic 3217

## House For Sale

Friday, 17 May 2024



531 Horominds Street, Charlemont, Vic 3217

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 313 m2**

**Type: House**



Blake Pilkington  
0396744580

**\$640,300**

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 Sparrovale 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. With our 3 easy steps, getting into your new home will be smooth sailing from start to finish. We can help you from sorting your finance to locating the perfect block and finding your dream home. We've also partnered with Alisa and Lysandra to design six unique internal and external colour schemes, available to our customers as standard. Homebuyers Centre's Colour Studio gives our customers a professionally designed home, whatever your budget. The large, quietly positioned master bedroom features a spacious walk-in robe and ensuite. Three further bedrooms, all with built-in robes, are positioned together, next to the centrally located main bathroom. Overlooking the light-filled open plan living area, the gourmet kitchen includes an easy access walk-in-pantry, and expansive, two-way bench area for the ultimate entertainment experience. A dedicated home theatre provides a second living and entertainment area, while the garage accommodates two cars and plenty of storage. 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  
7 Star energy rating

As part of the ABN Group, you can rest assured we have the strength, security and resources of Australia's leading home builder behind us. Find out more 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)."