

6131 Hanoverian Street, Aintree, Vic 3336

House For Sale

Friday, 17 May 2024



6131 Hanoverian Street, Aintree, Vic 3336

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 294 m2

Type: House

\$619,900

****House and land packaged designed under National Construction Code 2019****Woodlea has been carefully designed to connect residents with everything they need. Every home is within 200m of a park, with every park and neighbourhood able to be accessed via various walkable routes. With work and education facilities on the doorstep and easy access to bus and train routes, opportunities abound to shop, work and study close to home. Ample educational and training facilities, both private and public, plant the seeds for success, for the youngest and oldest community members –all within close proximity to great transport options. Imagine stepping into a flawlessly maintained public space, its cleanliness and organization immediately apparent. Every aspect of this space has been carefully considered to optimize functionality, from the layout of seating areas to the placement of waste receptacles for efficient waste management. Sustainability lies at the heart of its design, with eco-conscious materials and practices implemented throughout. Energy efficiency is a priority, with intelligent lighting systems and renewable energy sources minimizing environmental impact. This exemplary public space stands as a testament to cleanliness, efficiency, and sustainability, offering a welcoming environment. This three-bedroom home boasts a generous master suite to the rear of the home including a walk-in-robe, an ensuite with a double shower, perfect if the rear of your block faces north and you'd like to let the natural light in. For a 17 square home, you will be delighted to know that it includes a double garage and separate laundry with direct access to the backyard for hanging out your washing. 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