

# 630 Cumberland Boulevard, Winter Valley, Vic 3358

## House For Sale

Friday, 31 May 2024



630 Cumberland Boulevard, Winter Valley, Vic 3358

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 448 m2**

**Type: House**



Alex McLean

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**\$690,600**

An exciting new residential community that accommodates your new home, lush wetland areas and its very own Shopping Centre, all in Allivium. Residents of Allivium will enjoy access to all the local convenience of shopping, schools, local parks, and neighbourhood infrastructure within a short distance, with all the amenity of and rich flavour of Central Ballarat nearby. Life at Allivium is about being more connected and more neighbourly, without compromise or stress. Imagine a serene home nestled in a quiet neighborhood, bathed in natural light that filters gently through the windows. This peaceful haven boasts a spacious backyard, complete with lush greenery and ample space for a sparkling pool. Here, tranquility reigns supreme, providing the perfect retreat from the hustle and bustle of daily life. What's more, it's a welcoming environment for furry companions, ensuring that every member of the family can revel in the tranquility and freedom of this idyllic setting. The four-bedroom Winton is a contemporary home design and place of comfort. This home channels a cool and calming palette, as the new Adriatic colour scheme has the perfect mix of coastal and urban design. Curl up, read a novel, lounge or relax in the purposefully designed rear master space, hidden away from the outside hustle and bustle. 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 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).