

**632 Cumberland Boulevard, Winter Valley, Vic 3358**

**House For Sale**

Friday, 14 June 2024



632 Cumberland Boulevard, Winter Valley, Vic 3358

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 448 m2**

**Type: House**



Alex McLean

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**\$678,400**

An exciting new residential community that accommodates your new home, lush wetland areas and its very own Shopping Centre, all in Alluvium. Residents of Alluvium 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 Alluvium is about being more connected and more neighbourly, without compromise or stress. 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. Specifically designed to maximise the view of the backyard from the open-plan kitchen and living areas, the Kingston is perfect for any growing family. The area is also complete with an e-zone so you have the perfect work space rather than needing an entire study. Another great feature is the generous master suite which has been smartly positioned to be nestled in between the other three bedrooms, particularly handy for expectant parents! Your new home will come standard with quality inclusions, industry leading guarantees/warranties and brand names that you can trust:

Facade included  
Fixed site costs  
7 Star energy rating  
Exposed aggregate driveway  
Brick infills over windows  
Quality floor coverings throughout  
Low E double glazed windows and sliding doors  
3.5kW solar PV system  
Westinghouse stainless steel appliances  
Choice of matt black or chrome tapware  
A market leading 12 Month Maintenance period & 25 Year Structural Guarantee  
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). [?][?][?]