

**635 Melaleuca Street, Armstrong Creek, Vic 3217**

**boutique**  
homes

**Townhouse For Sale**

Saturday, 13 April 2024

635 Melaleuca Street, Armstrong Creek, Vic 3217

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 167 m2**

**Type: Townhouse**



Rowan Huxhagen  
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**\$609,900**

A location that truly delivers the best of both worlds. Well connected to Geelong CBD and transport links to Melbourne, this thriving suburb is also surrounded by beautiful beaches, hiking tracks and stylish cafes. Plus, we have partnered with Stockland to bring you an exclusive offer on your new Banksia townhouse. What does this mean for you? \$30k\*\* worth of land rebate with a \$10k^^ low deposit The Eden delivers compact living without compromising on functionality and style.

**HOME INCLUSIONS:** • Architectural Aspen façade • Heating & Cooling • Double Glazing • Exposed aggregate outdoor paving • 2550mm high ceilings • LED lights • Roller blinds • 900mm wide ILVE appliances • Soft closers to all kitchen, laundry and vanity drawers & doors • 25 Year Structural Guarantee • 12 Month Maintenance • 10k^^ deposit • Save up to 25k^ Building and Construction Inclusions • 25 year structural warranty • 12 month service warranty • Site levelling of block • Stabilised machine graded pine wall frame (superior product used to reduce frame movement and ensure straighter walls) • Independent autoclaved aerated concrete wall or fire rated party wall between dwellings (design dependent, refer to working drawings for details) • Engineer designed concrete slab • Connection of services within the property boundaries to underground power, water, sewer and gas (if available) • Termite Management System Part A - including termite shields to all plumbing penetrations provided in line with local authority requirements • Free-to-air TV ready

**ABOUT THE ESTATE:** Armstrong Creek - a location that truly delivers the best of both worlds. Well connected to Geelong CBD and transport links to Melbourne, this thriving suburb is also surrounded by beautiful beaches, hiking tracks and stylish cafes.

**ABOUT THE FLOORPLAN:** The double storey abode offers a generous three bedrooms, two bathrooms, two living areas, a double garage, and plenty of storage – maximising every inch of your 18 square floorplan.

Boutique is a part of the ABN Group, Australia's leader in construction, property and finance. This gives us access to an extensive range of talent and experienced suppliers, which allows us to back each home with a 25 year structural guarantee and industry leading aftercare program. We're driven by a desire to build a home you will be proud of the moment you first walk through the door. Be inspired by the possibilities. Why you'll love building with Boutique: • Upfront pricing • 25 year structural guarantee and 12 month service warranty • Market leading standard inclusions and trusted brands • Quality building materials • Proudly part of the ABN Group, we have been building quality new homes since 1978

For further details about this home and land package, please click "email agent" link above. Price based on home type and floor plan shown and on builders preferred siting. Floor plan depicts a premium façade, designer façade 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 developers 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. \*Terms & Conditions apply. Only available on selected and approved owner occupied town home packages. Prior to settlement, an initial part deposit from \$10,000 is required, with \$2,500 going towards the builder deposit & balance to the land deposit. The \$2,500 initial builder deposit is only available to clients that nominate Resolve Finance as their finance broker. Should the client change from using Resolve Finance after the home contract has been signed the builder will change the progress payment schedule by way of variation and the client will be required to pay the balance of 5% deposit within 5 working days. Balance of land deposit is required at settlement and balance of builder deposit is required at first stage payment (slab completion). Lenders eligibility criteria and protection fee conditions may apply. Based on minimum client contribution of 5% genuine savings and maximum 95% loan to value ratio through Resolve Home Loans (including construction risk fee). All finance options available through Resolve Finance Australian Credit Licence 385487. Images are for illustrative purposes only. The building practitioner is ABN Group (Vic) Pty Ltd. Trading as Boutique Homes CDB-U 49215.

\*\*Incentive is a rebate to the value of \$30,000, which is applied at settlement or upon registration. Promotion applies to selected vacant land lots, house and land packages and townhomes at Stockland's Highlands, Cloverton, Katalia, Lyra, Mt Atkinson, Grandview, Grand Central, Banksia, Wattle Park, Haven, Orion, Minta and Evergreen communities or which are

registered or scheduled for registration on or before 14 June 2024. Promotion finishes on 16th June 2024 at 5:00pm (AEDT). Visit <https://www.stockland.com.au/residential/vic/sale-terms> for full terms and conditions. ^^Incentive is 1) a reduced deposit of \$10,000 under the Contract of Sale or 2) a reduced deposit of \$5,000 under the Contract of Sale for the purchase of land and \$5,000 under the Building Contract for the construction of the home on the land, if the product is a townhome split house and land package and only with selected Builders. Not a purchase price rebate or reduction. Promotion applies to selected vacant land lots and house and land packages (including townhomes) and completed townhome products at Stockland's Highlands, Cloverton, Katalia, Lyra, Mt Atkinson, Grandview, Grand Central, Banksia, Wattle Park, Haven, Orion, Minta and Evergreen communities. Promotion finishes on 16 June 2024 at 5pm (AEDT). Visit <https://www.stockland.com.au/residential/vic/sale-terms> for full terms and conditions.