

# 72 Bourn Circuit - Emu Springs, Sunbury, Vic 3429



## House For Sale

Thursday, 6 June 2024

72 Bourn Circuit - Emu Springs, Sunbury, Vic 3429

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 211 m2**

**Type: House**



Dwayne admin

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**\$472,000**

First Home Owners or Investors - Look at This... Sunbury's Most Affordable Package - Ready to Build..AFFORDABLE with EASY ACCESS to Everything..Live right in the Centre of Sunbury- the ONLY place to be!Get in Before Price Increases in May for 7 Star Energy Rating3 Bedroom Home with Unbeatable Value Inc UPGRADESLook at this Builders Package at Emu Springs - Sunbury this lifestyle location does not get any better than this!. Emu Springs is a unique residential community in a perfect accessible location between Sunbury Rd and Lancefield Rd that will inspire you to build your perfect home and live your dream. Secure your perfect home site within a professionally developed & planned estate featuring our own hub of specialty retailers including a Supermarket, 7/11, Brewery and Medical Centre within an arms reach on Sunbury Rd. Views of the Golf Course & Emu Valley.Why Rent When you can Afford This 3 Bedroom Home..Unbeatable Value + FREE UPGRADESWait Wow!... Look at These EXTRA Upgraded Inclusions Free...- 2700mm High Ceilings- Heating & Cooling- 20mm Stone Benches in Bath & Kitchen- Black Tapware Option- Porcelain Tiles 300mm x 600mm- Front Landscaping- Square Drop in Sink Upgrades in Kitchen & LaundryINCLUDED IN THIS FIXED PRICE PACKAGE:- Site Costs- Premium Façade: Render & Awning Windows Included- 2700mm Ceiling Height- Full Front Landscaping- Heating & Cooling- Full Boundary Fencing (Timber)- Quality Floor Coverings Throughout. Inc Timber Laminate Flooring- LED Downlights Throughout- 20mm Stone Benchtops in Kitchen- 20mm Stone Benches to Bathroom- Overhead Cupboards in Kitchen Inc Undermount Range Hood.- Quality Stainless Steel 600mm Kitchen Appliances.- Stainless Steel Dishwasher.- Designer Black or Chrome Tapware in Kitchen, Bath & Ensuite.- Tiled Shower Bases- Semi Frameless Black Finish Shower Screens.- Ample Electrical Power Points & Light Points.- Sectional Panel Lift Garage Door Inc Remotes- 2 T.V Points Included.- NBN Connection Pack & Telephone Points included.- 6 Star Energy Rating.DISCLAIMER: All photos are illustrative only and should be used as a guide. House and land packages are subject to availability. The land price does not include any costs associated with the settlement of the land. Floor plan is a representation of a standard facade unless otherwise stated. Builder reserves the right to alter the images or descriptions without notice. Price advertised is inclusive of the First Home Owners Grant (if you do not qualify add \$10,000 to price). This is a fixed price house and land package which has not been constructed. Final costs, dimensions and inclusions may vary from the information provided and may be varied by Enclave Living without notice. Enclave Living reserves the right to withdraw any Home & Land Package at any time without notice.