

**9808 Rubus Walk, Werribee, Vic 3030**

 HomebuyersCentre

**Townhouse For Sale**

Friday, 17 November 2023

9808 Rubus Walk, Werribee, Vic 3030

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 195 m2**

**Type: Townhouse**



Brett Joseph  
0419849534

**\$569,900**

Get in from \$569,900\* with the First Home Owners Grant applied! Please speak to a New Homes Consultant for more information. Etto 21 Natural sunlight flows throughout the entire open plan living area from the spacious balcony through to the living, dining and kitchen in the Etto. This three bedroom, two bathroom double rear garage home is an entertainers delight. With great views across the neighbourhood you can enjoy the afternoon sun on the elevated balcony while all three bedrooms remain private from the living areas for a space to really unwind.- No shared walls, shared floors or communal areas- Located at: 9808 Rubus Walk (Werribee)- Estate: Harpley- Lot size: 165m<sup>2</sup>- Private balcony- Secure and landscaped backyard- Full turnkey with upgrades available

**ABOUT THE ESTATE:** Imagine opening your front door in the morning and emerging in a beautiful lakeside parkland. Welcome to the reality of Harpley, life by the water. Located just 3km from the Werribee CBD and 35km south west of Melbourne, Harpley will be an easy escape from the city offering direct access via the Princes Freeway. Your new home will come standard with quality inclusions, industry leading guarantees/warranties and brand names that you can trust:- 100% fixed site costs and pricing, providing peace of mind- Exposed aggregate driveway- Heating and cooling included- Quality flooring, carpet and tiles throughout- Front and rear landscaping- Westinghouse stainless steel appliances- 20mm Caesarstone kitchen benchtops- Tiled shower bases, toilet roll holders and shower rails- Smart control garage door with camera and app security- Recycled water connection- NBN connection- 25-year structural guarantee- 12-month service warranty- 6 star energy rating

**DISCOVER THE HOMEBUYERS CENTRE DIFFERENCE:-** Unbeatable Reputation: As part of the ABN Group, Australia's second-largest residential builder, we have over 44 years of experience in building quality homes in WA and VIC. Homebuyers Centre and Boutique Homes, our sister company, are leaders in the industry.- Award-Winning Customer Service: Our team's dedication and premium customer service have earned us the title of Product Review's 2022 and 2023 VIC Preferred Builder.- Uncompromising Build Quality: We've been delivering high-quality homes on time and on budget for over 30 years. With our experienced construction team and two site managers, you can trust that your dream home will be in good hands.- Top-Quality Materials: We use only the best Australian brands and materials in our builds, allowing us to offer industry-leading warranties and ensuring the longevity of your home.- Premium Inclusions: Our packages include everything you need to make your dream home a reality, with the flexibility to add in any additional features you want, tailored to your budget.- Industry Leading Structural Guarantee for peace of mind: Industry standard is only 7 years, whereas we cover your family home for 25 years - We're confident with our quality!- Dedicated Aftercare: Our premium and dedicated aftercare program is here to assist you for up to 12 months after you move in, ensuring your complete satisfaction.\*

**DISCLAIMER\*\*** Price based on home type and floor plan shown and on builder's preferred siting. \$10k First Home Owners Grant has been deducted from pricing. Floor plan depicts a traditional facade, modern facade shown and included in price. All images used are an artist impression for illustrative purposes only. They may depict fixtures, finishes, features, furnishings and landscaping not supplied by Homebuyers Centre including, but not limited to, planter boxes, retaining walls, path, fencing, landscaping, coach lights, overhead cupboards, furnishings, water features, flooring, pergolas, outdoor kitchens, barbecues and design elements eg front door with side light. "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 specifications for full extent of inclusions and features 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 (Jan 2022).