

9860 Kagan Walk, Werribee, Vic 3030

boutique
homes

Townhouse For Sale

Thursday, 8 February 2024

9860 Kagan Walk, Werribee, Vic 3030

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 148 m2

Type: Townhouse



Victoria Nguyen
0406446235

\$509,900

Secure a fully turn-key townhome in Werribee for \$509,900. This is one of your last opportunities to secure a premium Boutique townhome in the prestigious Harpley Estate. HOME INCLUSIONS:- Architectural Aspen façade- Heating & Cooling- Double Glazing- Exposed aggregate outdoor paving- Stone benchtops- 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 PREMIUM UPGRADES INCLUDED:- Downlights throughout.- Flyscreens included.- Heating/Cooling split system to living and all bedrooms.- Laundry overhead cabinetry.- Shower Niches. ABOUT THE ESTATE: 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. With ancient river red gums, a series of interconnected waterways and an abundance of birdlife and native plants. Featuring Community play and picnic areas where families and friends congregate. A strong network of community groups offering fitness training, mums and bubs groups, sporting clubs and special interest activities such as gardening, healthy cooking, movies, music and art. Education facilities proposed for development. Featuring childcare, kindergarten, playgroups, maternal and child health services and a primary school, the Harpley town centre's community centre will become a central destination for early learning. ABOUT BOUTIQUE HOMES: At Boutique, we build homes for better living. That means designing for functionality and flexibility as well as beauty. It means a commitment to quality and craftsmanship. And it means striving to provide an enjoyable process from the moment you speak to a New Homes Consultant through to completion of your new home. 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 ABOUT THE AGENT: "With eight years of experience in design and customer service, I love working with people to create a product that meets their needs. Building a home is a milestone project, and everyone's journey is unique. Whether you're looking to build your first home, forever home or an investment property, my goal is to guide you through the process with care, diligence and transparency. Together, we can achieve the best outcome for your home-ownership dreams." - Victoria 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 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 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. Additions to the contract may be required in order to comply with Council and Regulatory Authority requirements which may also affect the price. April 2023 pricing shown.