

# 9A Arnup Crescent, Drouin, Vic 3818



## House For Sale

Sunday, 12 May 2024

9A Arnup Crescent, Drouin, Vic 3818

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 5844 m2

Type: House



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**\$1,110,600**

Ready for the ultimate lifestyle change? Here is a unique opportunity to build or customise your dream home and enjoy relaxed country style living set amongst established acreage properties in a stunning Drouin location. On an acre and a half, this amazing opportunity won't last long! Swap city for country with the flexibility to jump on the freeway or train when needed. The Montrose 281 has been designed to give your family the space you need, the luxuries on your wish list and the sense of home you are searching for. This beautiful home is so much more than its four bedrooms including luxurious master with large walk-in-robe and double vanities in the ensuite, two generous living areas; one leading on to a large outdoor area, open plan living with a great sized kitchen and huge walk in pantry, laundry, mud room and plenty of storage. It also comes with our amazing Signature Range inclusions:- Facade as shown - others available- Double glazed awning windows- Double glazed doors x 2- 5kw 3 phase solar system- 2590mm ceilings- Colorbond sectional garage door with remote- 20mm stone benchtop to kitchen- Fisher & Paykel 900mm induction cooktop, 900mm undermount rangehood and choice of underbench oven or 2 x Fisher & Paykel 600mm Wall Ovens (limited time only)- Extensive floor tiling/timber laminate flooring options- Quality carpet to bedrooms and lounge- Gas ducted heating- Flush tiled shower bases- Shower rails- Towel rails and toilet roll holders- R5.0 insulation to ceiling, R2.5 insulation to external walls and R2.0HP insulation to internal walls of wet areas- Insulation between window and wall frames- Energy efficient heat pump hot water system- Site cost allowance and allowances for connections- And much more. This price includes first home buyers grant\* Why not add on our Elegance Pack for \$5,900 and receive:-- 2740mm ceilings- Colorbond roof- Steel lintels and brickwork above all standard windows and sliding doors- 40mm edge stone benchtops to kitchen- Additional 6 pot drawers to kitchen- Double undermount sink to kitchen- 40mm edge stone benchtops to ensuite, bathroom and powder room- 2 shower niches- Freestanding bath- 3 coat paint system- 2340mm internal doors x 8. Don't miss this amazing lifestyle opportunity! If this home design doesn't suit what you are looking for, we have you covered! You can choose from our huge range of home designs and the option to customise our homes! Contact me today to have a chat...this amazing opportunity will not last long. Build with confidence with an award winning local builder including Finalist in the HIA Professional Major Builder 2023. Not the package for you, no problem, contact me today to discuss other packages to suit your needs. Disclaimers Price & availability are subject to change without notice. Please note, house and land sold separately. Home is not yet built. Images are a guide only & subject to final developer approval, site costs are estimates and may vary subject to final working drawings/engineering. Some images are for illustration purposes and may include items not included in all SJD products. Facade shown is for illustration purposes only, each one will be designed specifically for each block. Further upgrades may be required to achieve a 7 star and Whole of Home rating - modifications may be required to suit NCC. See more at: [www.sjdhomes.com.au/house-land](http://www.sjdhomes.com.au/house-land)