

**30423 Ottawa Street, Truganina, VIC, 3029**

**Development Site For Sale**

Friday, 16 August 2024



30423 Ottawa Street, Truganina, VIC, 3029

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Development Site**

**Don't let this opportunity pass you by!**

Build the Atlas 11 from \$573,500!

Truly feel at home in Mt. Atkinson. Life is better spent with the family and friends. Escape the hustle and bustle of everyday life and discover a thriving community waiting to welcome you into the fold. With regular community events you'll always have the opportunity to meet new neighbours and feel connected with the local community. Convenient living is essential, which is why you'll have schools, transport and the future Westfield Town Centre at your fingertips.

Our fixed price house and land packages, low deposit home loans and efficient build will help make your new home affordable and achievable today! We work with Victoria's Leading Land Developers to obtain the best blocks of land, in the best locations to create the most affordable house and land packages exclusive to Homebuyers Centre customers. Pay a deposit knowing you've seen upfront, fixed pricing on your house and land.

The Atlas has been specifically designed to combine the best in urban styling, functionality and allows you to make use of both affordable and comfortable living. Relax and entertain in a versatile open plan living area or escape to the master bedroom at the front of the home that features a walk-in robe.

Your new home will come standard with quality inclusions, industry leading guarantees/warranties and brand names that you can trust:

Facade included

Fixed site costs

7 Star energy rating

Exposed aggregate driveway

Brick infills over windows

Quality floor coverings throughout

Low E double glazed windows and sliding doors

3.5kW solar PV system

Westinghouse stainless steel appliances

Choice of matt black or chrome tapware

A market leading 12 Month Maintenance period & 25 Year Structural Guarantee

As part of the ABN Group, you can rest assured we have the strength, security and resources of Australia's leading home builder behind us. Find out more today!

The Homebuyers Centre Team will be there to guide you through every step of the process, from the moment you step into a display home to the day you step through your new front door and beyond.

Proud recipients of the 2022 ProductReview.com.au Award in the Home Builders Melbourne & VIC category. This award is a testament to the commitment our team has towards delivering a phenomenal customer experience.

\*\*\*\*\*

DISCLAIMER; \*Price based on home type and floor plan shown and on builder's preferred siting. Floor plan depicts a traditional facade, modern 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 developer 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. All information contained within this document is accurate at time of printing (September 2023).