

# 1206 Sparrovale Road, Charlemont, Vic 3217



## House For Sale

Thursday, 11 July 2024

1206 Sparrovale Road, Charlemont, Vic 3217

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 400 m2

Type: House



Jarrad Hodge

0391349555

**\$705,999**

• All our house designs are fully customisable or bring your own design - Home Group will build it! All of this included in your new home • Category 1 facade • Timber laminate flooring & loop pile carpet • Stone benchtops to kitchen, ensuite and bathroom • European Design flickmixer tapware • Rain head showers • Semi framed shower screens • Tiled shower bases • Lever Door Handles • Double Lock Up Garage with remote control door • Gas ducted heating throughout • Fixed site costs • 7 Star Energy Rating • Solar System • Double glazing Classic Kitchen Inclusions • Huge 1200mm Wide Island Bench with breakfast bar • Stone Benchtops • European High Gloss Cabinetry • Extensive Drawers • 900mm Westinghouse Freestanding Stove • 900mm Westinghouse Canopy Rangehood • Microwave recess with pot drawer • European style designer 1 & 3/4 bowl stainless steel sink • Dishwasher recess • Pull out bin • Soft closing doors & drawers

Who is Home Group? • Home Group is a family-owned business that is proudly Australian, operating for 30 years under Silvestro Building Group. • Our traditional family values of honesty, integrity and the desire to always exceed expectations is paramount. Your satisfaction is our #1 priority. • We feature in the HIA top Home Builders currently ranked 12th in Australia an averaging 2000 homes per year and growing confidently. • We offer fully customisable homes to suit each clients needs & desires. • We provide the best quality products, exclusively manufactured from our sister companies. • Only the most qualified and experienced tradespeople are employed. • Proudly offering Lifetime Structural Warranty\*\*

All Images and plans depicted are for illustrative purposes only and are subject to change. This work or any part of it may not be reproduced or copied in any form without the prior written consent of Home Group. © Home Group Pty Ltd CDB-U 59667. \*All Prices and specifications shown are subject to change without notice, and are subject to final confirmation upon the terms of any agreement with Home Group at the time of purchase. For full terms and conditions applicable please see [www.homegroup.com.au/terms](http://www.homegroup.com.au/terms)