

# 1481 Snowbird Road, Bonshaw, Vic 3352

## House For Sale

Thursday, 11 July 2024



1481 Snowbird Road, Bonshaw, Vic 3352

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 519 m2**

**Type: House**



Alex McLean

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From \$699,080

Winterfield is perfectly positioned when it comes to local amenities. Whether you enjoy days spent in parks and gardens or planning day trips to the city or surrounding countryside, there are plenty of destinations in Winter Valley and around Ballarat for all. Hear from two residents that love exploring the local neighbourhood and soaking up all it has to offer! An exceptional range of amenities, from serene parks to playgrounds, cater to every aspect of your lifestyle within this remarkable community. Live in a community that marries natural beauty with the best of contemporary design. We're proudly part of the ABN Group, Australia's leading construction, property and finance company, and owned by partners Aidan Hooper and Dale Alcock. The ABN Group was established in 1978. Since then, with a family of 22 companies across Victoria and Western Australia, we're still true to our philosophy of building every home as if it's our own. We've built more than 88,000 homes and we've steadfastly maintained our attention to quality. So, although you may be building your first home, we have built many. And with every home we build, we only get better. Home design doesn't get much better than the Windsor 28. Step into the kitchen for simple, yet clever design. As you enter from the hallway, a generous island bench is to one side with the dining room adjacent, ideal for the entertainer. With your double sink and oven located on the side of the kitchen, your island bench in the centre of the room clear for loads of bench space. What else? Well, the storage is plentiful. You've got a walk-in-linen, walk-in-pantry (chat to your New Homes Coach about the Butler's Pantry option too!), and your laundry is a decent size with sliding door access to the outside. You also get a separate study and a theatre room to the front of the home. If you're needing a home which has extra closet space, the Windsor 28 ticks all the boxes. The master bedroom has two walk in robes, and you'll also find a walk in robe in two other bedrooms within the home. Handy Hint: If you're looking for a boujee upgrade, a window splashback would look amazing in this kitchen. Hello, natural light! 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).