

# 154 Furlong Drive, Kilmore, Vic 3764



## House For Sale

Sunday, 23 June 2024

154 Furlong Drive, Kilmore, Vic 3764

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 558 m2

Type: House



Craigieburn Highlands

03 9574 5333

**\$784,024**

Living is easy in this design with its sprawling entertaining spaces flowing all the way through to the alfresco area. Secluded to the front of the home, you will find the expansive Master Suite with a large dressing room, plus an opulent wrap around ensuite. Reserve OUR FIXED PRICE PACKAGES INCLUDE:

- Fixed Site Costs
- 2570mm High Ceilings ground floor and 2570mm to first floor of home
- Carpet and Timber Look Flooring
- Double Glazed Windows
- Increased height tiles to all 4 walls to ceiling to Ensuite and Bathroom
- Choice of over 20 wall tiles to Ensuite, Bathroom, Powder Room and Laundry
- Choice of over 15 floor tiles to Ensuite, Bathroom, Powder Room and Laundry
- 900mm Smeg Gas cooktop
- 900mm Smeg built-in oven or 2x 600mm Smeg built-in ovens
- Smeg Dishwasher
- Over 100 splashback choices in premium Starphire glass or clear glass, OR Choice of over 200 Tiled Splashbacks
- 40mm Zenith Surfaces (Vitrified Compact Surfaces) by Stone Ambassador. Crystalline Silica-Free
- Oversized Grand island bench
- Laminate cabinetry to Kitchen, Ensuite, Bathroom, Powder Room and Laundry in your choice of over 100 colours and 3 finishes (Natural, Silk & Impressions)
- Double garage with 3 remote transmitters
- Sectional overhead door in your choice of 5 profiles & 22 door colours
- Choice of 8 front entry doors including a 2340mm high stained/or painted clear glass panel timber feature front door
- 50 year structural guarantee
- Estate Guidelines# taken care of

For more homes please visit <https://henley.com.au/>

\*Based on land price provided by Developer as of June 2024. Henley does not have authority to negotiate land sale. Land is sold separately by Developer. All land enquiries to be made direct to Developer. Home price based on a standard home, standard inclusions, Henley's preferred siting and preferred building surveyor. Home price does not include additional costs for delay in land titles, or any allowance for bushfire requirements. ~Flooring is Category 1 Carpet, and Category 1A Nordic Timber Laminate; +Double glazed windows excludes all doors, sidelights, butt jointed corner windows and picture windows to living areas. Allowance for Estate Guidelines# is based on items that can be identified in the Estate Guidelines at the time of fixing price and does not include discretionary items by Developer. House dimensions are for base floorplan and do not take into consideration any structural options chosen. Talk to your New Home Consultant to find out what upgrade amount was included for this package as they differ per house type. Images may show Caesarstone® benchtops which are not available due to a Government ban on engineered stone containing silica. Please speak to your New Home Consultant for options available at the time you pay a deposit. All plans are copyright, no part may be used, reproduced or copied by any means or in any form without the prior permission of Henley Arch Pty Ltd. Henley Arch Pty Ltd Reg No: CDB-U 49972. This home has not been constructed.