

# 1744 Gardenvale Avenue, Mambourin, Vic 3024



## House For Sale

Wednesday, 15 May 2024

1744 Gardenvale Avenue, Mambourin, Vic 3024

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 322 m2**

**Type: House**



Lee Gonera

## **\$661,900\* - FULL TURN KEY! TITLED LAND! BUILD NOW!**

\$661,900\* - FULL TURN KEY! ALL THE HARD WORK IS DONE. DON'T WAIT WEEKS OR MONTHS FOR YOUR CONTRACT & PLANS, WE WILL HAVE THEM IN 5 DAYS FOR YOU! Contact Lee Gonera today on 0407 310 054 for details. Please visit our display homes at 36 & 38 Gascoyne Circuit, Austin Estate Lara. This block of land is in the Windermere estate. This is our Clarinda 21 floor plan. \*THIS IS A HOUSE & LAND PACKAGE WHICH HAS NOT BEEN CONSTRUCTED. Anticipated title date is: Titled Land. Please contact the sales professional today to confirm completion date before it's SOLD. Make an appointment to view one of our turn key display homes today. Turn Key inclusions\*:- Documented Developer and Council requirements\*- Minimum 6-star energy rating.- Choice of Façade at no additional cost.- 2590mm (h) Ceilings.- Lintel and brickwork above all windows.- MGP10 timber frame.- Fencing allowance as per Developer's design guidelines.- Front & Rear landscaping.- Coloured Concrete driveway and path.- Holland blinds to habitable rooms.- Letterbox and clothesline.- TV aerial.- NBN with Junction box with hub, leading to 5 data points, 4 tv points and 2 telephone points all in CAT 6 Cabling.- Flyscreens & window locks.- Ducted heating & split system air conditioning.- 900mm Stainless steel Kitchen appliances.- Stainless steel dishwasher.- 20mm Stone benchtop to Kitchen.- 20mm Stone benchtop to Ensuite and Bathroom.- Tiled shower bases to Ensuite and Bathroom.- Niche to both showers.- Quality carpets to all Bedrooms and Lounge/Living room.- Quality floor tiles or laminate timber flooring to all main areas.- Quality tiling to wet areas including tiled skirtings.- Sectional panel lift garage door with two remotes.- LED downlights.- Plus, much more. Click on our link for a virtual tour of one of our Early Starter & Investor homes. Central Property have many house designs to choose from or you can change our plans to suit your own needs, wishes and wants. Custom designs at competitive prices also available if that is your dream and you know what you already want. Discover for yourself why Central Property thrives on customer referrals.\*Prices and inclusions are correct at the time of publication. Central Property reserves the right to withdraw or alter the price without notice. The First Home Buyers grant\*\* has been deducted from this price. If you are not eligible then add \$10,000 to the Price. Stamp duty, CIL, Conveyancing costs and legal fees are not included in the package price. Finance eligibility will depend on individual circumstances and lending criteria of each financial institution. Developer approval is included however developers may request changes to facades/Plans depending on timing of developer's submission and may need to be amended accordingly for approval. This House & Land Package cannot be used with any other promotion and only with the Early Starters and Investors range of Inclusions. Please see complete range at [CPMCGROUP.COM.AU](http://CPMCGROUP.COM.AU)