

# 207 Remarkable Drive, Delacombe, Vic 3356

## House For Sale

Saturday, 29 June 2024



207 Remarkable Drive, Delacombe, Vic 3356

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 233 m2**

**Type: House**



Alex McLean

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**From \$495,360**

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. With our 3 easy steps, getting into your new home will be smooth sailing from start to finish. We can help you from sorting your finance to locating the perfect block and finding your dream home. We've also partnered with Alisa and Lysandra to design six unique internal and external colour schemes, available to our customers as standard. Homebuyers Centre's Colour Studio gives our customers a professionally designed home, whatever your budget. Available in four- or three-bedroom variations, the single storey Levi floorplan is cleverly designed to maximise all the space on your block. The main bedroom is positioned to the front of the home and features a sizeable ensuite and walk in robe, with three minor bedrooms and a centralised bathroom positioned further down the passage. At the rear of the home, you'll find an entertainers kitchen complete with walk in pantry and a large kitchen bench. The light filled dining and living areas look onto the backyard with an e-zone cleverly tucked away in the back corner. 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).