

# 212 Rosea Street, Warragul, Vic 3820

## House For Sale

Saturday, 29 June 2024



TURNKEY

212 Rosea Street, Warragul, Vic 3820

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 400 m2**

**Type: House**



Jordan Wilson

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## **\$663,700.00 - Fixed Price Home and Land Package**

A move to Lillifield is a move to find your freedom. If you're looking for a down to earth lifestyle that takes you away from the hustle and bustle, get to know Lillifield — a new community supporting its residents to get the most from every day. Lillifield is located in Warragul, a thriving town featuring rolling green hills, historical buildings and a rich culture across food, wine and the arts. Seamlessly combining old and new, Warragul locals are spoilt for choice with trendy cafés, boutique shopping and a welcoming vibe for all. Warragul also offers exceptional gardens and parks and provides plenty of options for supermarkets, sporting clubs, hospitals, schools, TAFE, retail, and department stores. A balanced life at Lillifield means being able to live your life your way. For those times you need to head into the city, you can be in Melbourne's CBD in only 92-minutes by train from Warragul train station. This fixed Price Home and Land Package Includes: - Fixed price site costs.- Landscaping to front: Includes a dripper irrigation system with a battery operated timer so no need to worry about time consuming maintenance. - Rear landscaping: Includes mulched garden beds with trees or plants to rear boundary, turf and topping to remainder of the land to rear and side boundaries with a dripper system connected to the tap. - Fencing: Full share fencing to sides and rear boundaries as well as a side gate to comply with the developers guidelines. - Coloured concrete driveway. - Fold away clothesline with a coloured concrete pad. - Concrete letterbox to suit house type and meet the design guidelines of the estate. - Timber Laminate Flooring and Carpet, and tiles to wet areas. - Heating and Cooling- Hollands blinds throughout - Flyscreens to all windows - Sliding flywire doors - Stainless steel 900mm Kitchen appliances- 2580mm High ceilings- Stainless dishwasher - Stone benchtops to kitchen - Tiled shower bases - Downlights throughout- Alarm system including sensors and keypad to entry- Bushfire Attack 12.5 if required- A re-establishment survey of the block if required- Gold, Black or Crome tapware to kitchen- Council infrastructure levy if required- Brickwork above all windows and doors i.l.o FC Sheet (excludes above garage door)- Facade render when required for Developer Approval- All Developer requirements- Temporary fencing during build- All Occupational Health & Safety build requirements