

# 215 Avon Street, Warragul, Vic 3820

## House For Sale

Saturday, 29 June 2024



215 Avon Street, Warragul, Vic 3820

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 576 m2**

**Type: House**



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**\$687,100**

Our fixed price house and land packages, low deposit home loans and efficient build will help make your new home affordable and achievable today! We work with Victoria's Leading Land Developers to obtain the best blocks of land, in the best locations to create the most affordable house and land packages – exclusive to Homebuyers Centre customers. Pay a deposit knowing you've seen upfront, fixed pricing on your house and land. 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:

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).<sup>2</sup>