

**2412 Times Avenue, Berwick, Vic 3806**

**House For Sale**

Thursday, 13 June 2024



TURNKEY

2412 Times Avenue, Berwick, Vic 3806

**Bedrooms: 4**

**Bathrooms: 2**

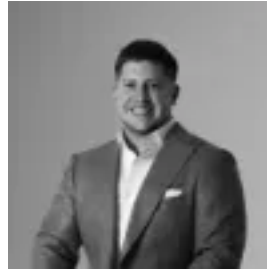
**Parkings: 2**

**Area: 294 m2**

**Type: House**



Adam Keleher  
0300008524



Justin Engelke  
0300008524

## **\$830,250 - Turnkey Fixed Price Build**

Everything is included in our Turnkey Home and Land Packages - No Surprises, No Gimmicks, the way it should be. A fixed price with move-in ready inclusions inside and out! This Turnkey package includes:- All site costs are fixed up front into the price.- Landscaping to front: Includes a dripper irrigation system with a battery-operated timer.- Rear landscaping: Includes mulched garden beds, turf, topping, and dripper system.- Fencing: Full share fencing to sides and rear boundaries, side gate.- Coloured concrete driveway.- Fold away clothesline with a coloured concrete pad.- Concrete letterbox to suit house type and meet estate design guidelines.- Timber laminate flooring, carpet, and tiles to wet areas.- Heating and Cooling.- Holland blinds throughout.- Flyscreens to all windows.- As Displayed Full Turnkey Move in Ready inclusions and Fixed Price.- Fixed Site Cost.- Landscaping Package (Front and rear) - Fencing to meet Design Guidelines.- 2550mm Ceilings.- 900mm Appliances.- 20mm Stone Bench Tops to Kitchen.- Tiled Shower Bases.- Downlights Throughout.- Sliding flywire doors x 2.- Stainless steel 900mm Kitchen appliances.- Stainless dishwasher.- Stone benchtops to kitchen.- Tiled shower bases.- Alarm system including sensors and keypad to entry.- Bushfire Attack 12.5 if required.- Re-establishment survey of the block if required.- Gold, Black, or Chrome tapware to kitchen.- Council infrastructure levy if required.- Brickwork above all windows and doors instead of 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. Complete open plan to the rear of this design is a striking feature of the layout, perfect for modern family living and entertaining. This spacious property features four well-proportioned bedrooms, each with built-in robes, and a master bedroom with a walk-in robe and private ensuite. The heart of the home is the expansive family and meals area, seamlessly connected to an open-plan kitchen with a generous island bench, ideal for meal preparation and casual dining. A separate multi-purpose room adds flexibility, perfect for a home office, games or second TV room. The home's smart design includes a well-appointed main bathroom, a separate WC, dedicated laundry room with a double garage providing secure parking for two cars. The facade is eye-catching and will be the envy of your neighbours. This property is located in Minta Estate in Berwick, brought to you by Stockland. Here's why Minta Estate is set to be the perfect place to buy and live: Trusted Developer: Minta Estate is developed by Stockland, a renowned developer known for its commitment to quality, sustainability, and innovation in creating vibrant communities. Prime Location: Situated in Berwick, Minta Estate offers residents easy access to schools, Berwick Village shops, parks, and public transport, ensuring convenience and connectivity. Green Living: Embracing sustainability, Minta Estate incorporates green initiatives like water-sensitive design and native landscaping, promoting a healthier environment. Family-Friendly Amenities: Families will appreciate the abundance of amenities, including playgrounds, sports fields, and picnic areas, perfect for outdoor recreation. Education Hub: With nearby schools and educational facilities, Minta Estate ensures children have access to quality education options. Our Turnkey Process: 1. Meet & Brief - We get to know you and understand your new home goals, then we get to work. 2. Options - We ensure this design or another meets your needs perfectly. We share with you which estates are currently representing the best value whilst offering capital growth potential and best liveability and source the best block for you. 3. Solution - We show you a display home with full "as displayed" turnkey inclusions and then price your build with "as displayed" turnkey inclusions inside and out, and fix the price. The way it should be! Avoid expensive mistakes and enjoy a new way of building. Reach out for more info. It's a great time to get in the market with land developers and builders keen to win your business. This block has a large rebate offered and the Government First Home Buyer Low Deposit Deposit Scheme makes it very achievable for First Home Buyers to get started with limited savings. Disclaimer: Advertised price is inclusive of a rebate on land by the developer, rebates are subject to change at the developers discretion, please contact Turnkey Building Group to confirm eligibility for land rebates. Land price is subject to change at any time by the developer, please contact Turnkey Building Group to confirm current land price before proceeding with purchase.