

# 30 Mollyan Avenue, Charlemont, Vic 3217



## House For Sale

Friday, 1 December 2023

30 Mollyan Avenue, Charlemont, Vic 3217

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 350 m2**

**Type: House**



Andrew Flemming

## **\$648,300\* - Titled & Turn Key Package**

Glenlee Estate, situated in Charlemont, Victoria, Australia, offers an exceptional residential development for those seeking a modern and convenient living environment. Nestled in a scenic location, just a short drive from Geelong and the Surf Coast, this estate provides an array of housing options tailored to various lifestyles and budgets. The estate is thoughtfully designed to enhance community living, featuring contemporary amenities such as parks, playgrounds, and walking trails. This makes it an ideal choice for families and individuals who appreciate an active lifestyle. With close proximity to schools, shops, and essential services, Glenlee Estate ensures a convenient and well-connected place to call home. One of the highlights of Glenlee Estate is its community center, a hub for various activities and events that foster a strong sense of community and belonging among residents.

**Key Features:-** 15 minutes from Geelong & the Surf Coast- Armstrong Creek Town Centre and Glenlee shopping center in desirable proximity- 10 minutes' drive to Marshall town train station- Geelong Lutheran College, Iona College, and Oberon High School just a quick drive away- Walking paths, parks, and playgrounds within walking distance

The house and land package in Glenlee Estate offers a turnkey solution, ensuring your home is ready to move into without the stress of building. This 4-bedroom, 2-bathroom, double garage plan has been designed for practicality and purpose.

**Turnkey Inclusions:-** Fully landscaped front and rear- Concrete driveway- Fencing, clothesline, and letterbox- 900mm kitchen appliances- 2590mm ceilings- 20mm stone benchtops to kitchen and bathrooms- Quality window coverings- Flyscreens to all openable windows- Ducted heating- Split system cooling in the living room- Downlights throughout- Overhead cupboards to kitchen and laundry- Tiled shower bases- Quality floor coverings- Dishwasher

For more information on this house and land package in Glenlee Estate, Charlemont, please contact the following agents: Andrew Flemming 0415 818 367 Jason Hewitt 0429 595 271

**\*\*Disclaimer:** Packages are correct at the time of publication, prices are subject to availability and are subject to change without notice. \* All illustrations and floor plans are artistic impressions only and should only be used as a visual aid. A full list of specifications is available on request. \*Price advertised is inclusive of the First Home Buyer Grant. If this is not applicable to you, then \$10,000 will need to be added to the advertised price. The images and facade may feature some upgrade options which require additional costing or may not be supplied by Property Hub Build, including but not limited to landscaping, planter boxes, pavers, edging, feature front door, external lighting, and furniture. Packages are subject to council approval, developer approval, and availability. This information is to be used as a guide only, and Property Hub Build makes no warranties about the accuracy or completeness of the information. Property Hub Build reserves the right to alter or withdraw floor plans and facades at any time without permission.\*\*