

328 Cummins Street, Officer, Vic 3809

House For Sale

Wednesday, 19 June 2024



328 Cummins Street, Officer, Vic 3809

Bedrooms: 4

Bathrooms: 2

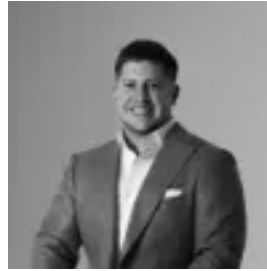
Parkings: 2

Area: 450 m2

Type: House



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\$931,122 - 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.

Discover the epitome of modern living boasting four spacious bedrooms, a double garage, and a master suite at the front with a walk-in robe and ensuite. Designed to balance space and practicality, this home is perfectly suited for a mid-sized lot. Step inside to experience a seamless blend of functionality and style. The open-plan layout effortlessly integrates the kitchen, meals, and family areas, creating an inviting space for both relaxation and entertainment. With sleek finishes and contemporary design elements throughout, every corner of this home exudes sophistication and charm.

Embracing the principles of low-maintenance living, this home features streamlined landscaping, easy-care flooring, and efficient use of space, ensuring a hassle-free lifestyle without compromising on comfort or quality. The alfresco area provides a perfect outdoor retreat, while the well-appointed kitchen boasts a walk-in pantry, catering to all your culinary needs. Experience modern living at its finest in this stunning property, where every detail has been carefully considered to create a home that is as beautiful as it is functional.

Located in Laurier Estate a North Side Officer locale, where elegance meets convenience with seamless access via the Princes Highway and Monash Freeway and easy access to Officer train station.

Community Focus: Laurier is crafted with a deep sense of community at its heart, featuring communal spaces, green parks, and recreational facilities that encourage social interactions and a strong neighbourhood bond.

Family-Friendly Environment: Laurier boasts playgrounds, sports fields, and scenic walking trails, offering families ample opportunities for outdoor activities and creating cherished memories.

Lifestyle Amenities: Residents enjoy proximity to a range of shopping hubs, dining spots, and entertainment venues, ensuring a vibrant and dynamic lifestyle within reach.

Scenic Surroundings: Surrounded by lush landscapes and natural beauty, Laurier provides a serene and picturesque environment, making it a peaceful retreat from the hustle and bustle of city life.

Future Development Potential: Laurier is set for future growth with planned infrastructure projects, including the \$1.08 billion Monash Freeway Upgrade and the development of the Officer Town Centre, promising residents and investors a thriving community and enhanced value.

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.