

# 3519 Voyage Street, Mount Duneed, Vic 3217

## House For Sale

Sunday, 23 June 2024



3519 Voyage Street, Mount Duneed, Vic 3217

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 176 m2**

**Type: House**



Blake Pilkington  
0396744580

**\$461,500**

**\*\*House and land packaged designed under National Construction Code 2019\*\***Armstrong masterplan has been deliberately designed to promote a sense of 'local' and belonging. It is a vibrant community where residents form strong and lasting friendships. At the heart of Armstrong is the \$10million sports and leisure precinct, comprising of Club Armstrong, District Park, netball courts, cricket nets and sporting oval. An active, socially connected lifestyle awaits you. We're proudly part of the ABN Group, Australia's leading construction, property and finance company, and owned by partners Aidan Hooper and Dale Alcock. The ABN Group was established in 1978. Since then, with a family of 22 companies across Victoria and Western Australia, we're still true to our philosophy of building every home as if it's our own. We've built more than 88,000 homes and we've steadfastly maintained our attention to quality. So, although you may be building your first home, we have built many. And with every home we build, we only get better. The Bailey 11 combines practicality with modern design. Maximising a small footprint, the two-bedroom, two-bathroom, single car garage home is perfect for couples or young families who are looking to utilise the entirety of their lot space. The master bedroom features an ensuite and walk-in robe giving you the ultimate private getaway from the entertainment-friendly, open-living layout. With enhanced storage a feature of the Bailey 11, you'll be lost for words by its thoughtful and functional design. Your new home will come standard with quality inclusions, industry leading guarantees/warranties and brand names that you can trust: Fixed site costs Exposed aggregate driveway Quality floor coverings throughout Tiled kitchen splashback Westinghouse stainless steel appliances Choice of matt black or chrome tapware Brick infills over windows 25-year structural guarantee 12-month service warranty 6 Star energy rating Developer Guidelines At Homebuyers Centre, we take care of everything, right from day one, to the day we hand you the keys - and beyond. Let us help you make your dream home a reality, enquire 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; \* From 1 May 2024, Victoria has adopted changes to the National Construction Code 2022 (NCC 2022) which implement more stringent minimum requirements for energy efficiency, condensation mitigation, and accessible housing design. This house and land package was designed under the previous National Construction Code 2019 (NCC 2019), and therefore does not take into account the new minimum requirements under the NCC 2022. Customers who select this house and land package will need to sign a Section 10 form as part of the building permit application. For more information on the pricing and specifications of this home please contact a Homebuyers Centre New Homes Consultant. Price based on standard floor plan shown and on builder's preferred siting. Floor plan depicts a traditional facade, modern facade shown and included in price. Image is for illustrative purposes only. '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. Dimensions may vary from the details shown. ABN Group Victoria has permission from 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.