

# 4 Southerly Drive, Mernda, Vic 3754

## House For Sale

Sunday, 23 June 2024



4 Southerly Drive, Mernda, Vic 3754

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 504 m2**

**Type: House**



Nathan Nathan  
0433311100

## \$888,301 House & Land

🔗 House and Land Package Offer: Discover our new off-the-plan package in Aspect Estate, Mernda. Set on 504m<sup>2</sup> of land, customise your new home or choose our Chicago 29sq (266.38m<sup>2</sup>) floor plan with the Hamptons with render façade: 🔗 4 Bedrooms 🔗 2 Bathrooms 🔗 3 Living areas 🔗 2 Car Garage 🔗 Inclusions: • 7-star energy rating with solar PV system and double glazed windows to main areas • 1200mm deep island bench with breakfast bar • High gloss cabinetry with soft close doors & drawers • Stone benchtops to Kitchen, Bathroom & Ensuite • Designer Kitchen with drawers & lift-up overhead cupboards • 900mm freestanding stove & integrated rangehood • Double shower & double vanity to Ensuite • 2590mm high ceilings • Tiled shower bases & square above counter basins • European-style tapware • Laminate flooring, loop pile carpets & contemporary tile options • Ducted heating & 3-coat internal wall painting • Choice of façade styles with motorised Garage door • Coloured concrete driveway and porch • Siteworks & service allowances included 🔗 Optional Upgrades: Elevate your home with optional upgrade packs featuring cooling systems, LED downlights, enhanced Kitchen options, Colorbond roofing and more. Enquire for details. 🔗 Key Details: • Land is titled, construction begins shortly after settlement • Secure with approximately \$70K deposits • Two part contract: Land price: \$473000 (Including rebates/discounts) + House price: \$415301 🔗 About the Builder: • Built by trusted, award winning builder • 25-year structural warranty • Complimentary design customisations 🔗 Why Choose Us? With over 20 years of combined experience, Thorsen partners with top builders and land developers to deliver your perfect home. 🔗 Interested? Contact us to discuss next steps and to see if you qualify for your new dream home and smart investment! Note: We reserve the right to modify or withdraw specifications and prices without notice. The amounts provided are estimates only and are subject to adjustment. Thorsen is not bound by these estimates and reserves the right to amend specifications, prices, and offers at any time. Pricing is contingent upon developer engineering plans, estate guidelines and the plan of subdivision, subject to developer approval. Land availability and pricing, including promotions or discounts provided by the developer, may change without notice. Pricing excludes stamp duty, government, legal, and bank charges. Eligibility for the First Home Owner Grant (FHOG) is subject to State Revenue Office (SRO) criteria. Photographs may show fixtures, finishes, and features that are either not included or offered as optional upgrades by the builder. All floorplans, facade images, and photographs are for illustrative purposes only and may not represent the final product. For precise details on inclusions, please consult your New Home Specialist. Property Code: 149