

Lot 120 Washington Way, Morwell, Vic 3840

boutique
homes

House For Sale

Tuesday, 6 February 2024

Lot 120 Washington Way, Morwell, Vic 3840

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 635 m2

Type: House



Leigh McDonald
0481138043

Fixed Price Package \$627,970

LOT 120 WASHINGTON WAY, MORWELL This package offers no surprises, site costs, rock removal, council requirements, energy rating, and developer requirements all fixed in and guaranteed! Take the stress out of building by removing the need for 5 page long quotes of additional items just to get a complete home.

HOME INCLUSIONS:

- Stunning Arlo Facade included
- Double glazing (including sliding doors)
- Quality floor coverings throughout
- Tiled Shower Bases
- Quality designer tapware and fittings
- Microwave and dishwasher provisions
- Quality Caroma basins and tapware
- 2 x banks of pot drawers
- Tiled splashback
- Aluminium stacker doors to outdoor living
- Double garage with two remote controls
- Brick Infills above all windows and doors
- 25 year structural guarantee
- 12 month service warranty
- 6 star energy rating
- 2550mm high ceilings to ground floor
- LED downlights to your entry, kitchen and open plan living area
- ILVE 900mm wide stainless steel oven, cooktop and rangehood
- Soft closers to all Kitchen, Laundry and vanity drawers and doors
- Kitchen bench tops
- Built in Cabinetry to Laundry
- 3 coat Dulux Wash and Wear paint to internal walls

ABOUT THE FLOORPLAN: Multiple living spaces and careful bedroom zoning make the Havana perfect for entertaining. You don't need a two-storey floorplan to create pockets of calm in a busy home. The Havana features four generously sized bedrooms, with the master suite positioned at the back of the home, away from the main living spaces. The master suite includes a large walk-in robe and ensuite with twin vanity, oversize shower and separate WC. Havana also makes it delightfully easy to watch movies or sporting matches in the home theatre, or lounge cosily in the separate retreat at the back of the home. The gourmet kitchen features an island bench and handy garage access through the walk-in pantry. From here, the open-plan living and dining extends to an outdoor living area. Customise your Havana with floorplan options including grand outdoor living, a private master bedroom retreat, a fifth bedroom and spacious kids' rumpus room.

ABOUT BOUTIQUE HOMES: At Boutique, we build homes for better living. That means designing for functionality and flexibility as well as beauty. It means a commitment to quality and craftsmanship. And it means striving to provide an enjoyable process from the moment you speak to a New Homes Consultant through to completion of your new home. Boutique is a part of the ABN Group, Australia's leader in construction, property and finance. This gives us access to an extensive range of talent and experienced suppliers, which allows us to back each home with a 25 year structural guarantee and industry leading aftercare program. We're driven by a desire to build a home you will be proud of the moment you first walk through the door. Be inspired by the possibilities. Why you'll love building with Boutique:

- Upfront pricing
- 25 year structural guarantee and 12 month service warranty
- Market leading standard inclusions and trusted brands
- Quality building materials
- Proudly part of the ABN Group, we have been building quality new homes since 1978

ABOUT THE AGENT Leigh McDonald "Having grown up and lived just outside of Traralgon (and coached local football) I'm very well acquainted with the ins and outs of the greater Gippsland region. I've been part of the building industry since the age of 17, starting off as an apprentice carpenter and worked my way through to consulting and have become an expert in the area. My passion lies in connecting with people and finding solutions suited to their lifestyle within this tight community. While coaching you through each step in the new home process, my goal is to work with you to ensure your dream home journey is fun and stress free from start to finish." A package like this is incredibly rare - enquire now before you're beaten to the punch. ^Floorplan depicts a modern facade, facade shown and included in price. Photograph may depict fixtures, finishes, features and landscaping not supplied by Boutique Homes and not included in any pricing specified. These may include landscaping items, such as planter boxes, retaining walls, water features, pergolas, screens and decorative landscaping items such as fencing. Accordingly, any prices specified do not include the supply of any of those items. Block and building dimension may vary from the illustration and the details shown. ABN Group Victoria has permission of the owner of the land to advertise the land as part of the price specified. The land price does not include transfer duty, settlement costs or any other fees or disbursements associated with the settlement of the land. Prices may vary and be subject to change once all siteworks plans are completed and the current market value of the land and other relevant costs are taken into consideration. ABN Group Victoria and the owner of the land reserve the right to change their prices without notice. For more information on the pricing and specification of this home please contact a New Homes Consultant. Additions to the contract may be required in order to comply with Council and Regulatory Authority requirements.