

LOT 19928.2 MARCELLUS STREET, Wyndham Vale, Vic 3024

House For Sale

Sunday, 23 June 2024



LOT 19928.2 MARCELLUS STREET, Wyndham Vale, Vic 3024

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 350 m2

Type: House



Steve Kavvadas
0428699313

\$614,780

EXCLUSIVE HOME & LAND PACKAGES – SALE NOW ON!! Experience the new and exciting Aston Homes VALUE RANGE - Where Value Meets Excellence! Unlock Huge Savings across our exclusive House & Land Packages in Melbourne's Prime Suburbs! Are you dreaming of your perfect home but don't want to break the bank? Look no further! Aston Homes proudly presents our Value Range - a collection of brilliantly designed homes ranging from 12 sq to over 32 sq, offering unbeatable value without compromising on quality or style. Aston Homes have partnered with some of Melbourne's leading land estates, hand selecting some of the best land lots with huge savings! Up to \$30,000 dollars in discounts and rebates from our land developer partners on Lots (subject to developers' terms and conditions) Contact us today on 0428 699 313 for your exclusive HOUSE & LAND PACKAGE and save \$\$\$! Select Aston Homes' Value Range today, and receive:

- Clever Designs
- Unbeatable Value & Price
- Extensive range of designs
- Everything You Want, Nothing You Don't
- Quality Assurance
- 7 Star Homes
- NCC Compliant Homes

Don't miss out on the opportunity to own a stunning Aston Home at an incredible price! Contact us today to learn more about our Value Range and take the first step towards owning your dream home

The Aston Homes Difference Building a new home should be exciting and stress-free. At Aston, it's the customer care and personal service that sets us apart. From the moment you walk into a display home to the day you are handed the keys to your brand new home and beyond, Aston Homes supports you every step of the way. Visit product review for further customer service insights into Aston Homes: <https://www.productreview.com.au/listings/aston-homes>

House and Land Package Includes (but not limited to)

- Fixed price site costs and connections
- All Developer guidelines & Council Requirements
- Feature Façade Included
- Double glazed windows to required areas
- Designer Laminate Flooring and carpet to designated areas
- Stainless Steel Appliances
- Upgraded bathroom features, inc. Designer basins, towel rails and toilet roll holders
- Gas Ducted Heating
- Entertainer door to Alfresco (design specific)
- LED globe lighting
- Instantaneous Hot Water
- 3 coat paint system
- 7-star energy rating
- 12 month Maintenance Period
- 10 Year Structural Warranty
- Plus much more!

Located close to local schools, shopping and public transport!

MANOR LAKES THE PERFECT LOCATION FOR YOUR NEW HOME. Manor Lakes offers a fantastic opportunity to build your dream home in an enviable location. Just 40 minutes from Melbourne's CBD and five minutes from Werribee, Manor Lakes is a masterplanned community with many established facilities such as

- Schools
- Shopping Centre
- Train Station
- Public transport options
- Community Centre
- Established Waterways
- and open space for healthy outdoor living.

THRIVING COMMUNITY Manor Lakes is actively involved with our local community. We host regular events such as our famed Australia Day celebrations, Easter egg hunts, park openings, Christmas lights competition and other activities. Manor Lakes is also committed to sponsoring local organisations to enable them to expand, through participation and the promotion of the benefits of healthy living. Currently, sponsorship arrangements are with Manor Lakes Football Club, local Telugu Association and the Wyndham Rotary Fun Run/Walk. And our Community Fund awards annual grants, each valued up to \$1,500, to a wide range of groups who provide community services to the people of Manor Lakes and Wyndham Vale areas. Distributing over \$200,000 since the Fund's inception in 2003.

A SUSTAINABLE CHOICE Manor Lakes is one of a select group of Victorian developments to have achieved HIA GreenSmart accreditation, reflecting its minimal environmental impact. Manor Lakes has adopted a sustainable approach to design and development, protecting and preserving our valuable natural assets for the enjoyment of residents for years to come. When fully completed, Manor Lakes will comprise 55 hectares of green space.

HOUSE AND LAND PACKAGE DISCLAIMER* House and Land Package Fixed Pricing based on developer engineering plans, plan of subdivision and any other relevant documentation relevant to the land at the time of creating the package. Client to confirm all land information, land prices and availability prior to purchase. Subject to developer and/or council approval. Price does not include any stamp duty, any government, legal or bank charges. Images are for illustrative purposes only & may show upgrade items not included but available at additional charges. Pricing also excludes features not supplied by Aston Homes, such as fencing, landscaping, letterbox, decking & driveway. Façade details may vary between house types & sizes. Refer to working drawings for specific details. Aston Homes reserves the right to withdraw or amend pricing, inclusions, and promotion without notice. Pricing applies to new quotes & initial deposits from Friday 25th May 2024 and applies to Aston Homes Value Range of floorplans. Any land rebate or discount will be made available by the land developer / landowner as per land contract conditions and not by Aston Homes. See a Sales Consultant and visit astonhomes.com.au/disclaimer/ for further details. Any applicable Aston Homes Promotion items are not sold in conjunction with any other offer or promotion and cannot be substituted for other products or credits. Aston Homes reserves the right to substitute

products to a similar product should it not be available. All pricing and inclusions are based on standard floorplans only. Any modification to a floorplan may result in additional costs. Pricing includes GST and applicable to Aston Homes West & North build zone. © Aston Homes Pty Ltd CDB-U 51183.