

Lot 206. KINGBIRD ESTATE, Botanic Ridge, Vic 3977

[red dot](#)

House For Sale

Saturday, 2 December 2023

Lot 206. KINGBIRD ESTATE, Botanic Ridge, Vic 3977

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 350 m2

Type: House



Casey Moyle



Simon Leung
0407005051

BOTANIC RIDGES CHEAPEST PACKAGES- \$697,000*

Enquire today to secure your dream House & Land. Do you want to escape the Hustle & Bustle of Melbourne's CBD? Close to some of Melbourne's newest highly sort after schools & infrastructure? Nestled 50 minutes from Melbourne's Hustle & Bustle, Botanic Ridge provides families the opportunity to build something you can call your own. With a terrific school district & retail/transport infrastructure forever evolving, why wait. Call us today to create your Vision. Standard Inclusions: 10 year structural warranty 3 month maintenance warranty 20mm Stone benchtops to kitchen Builders range laminated flooring & Carpet to area's not tiled or with laminate flooring 100mm diameter 240V downlight fittings throughout Stainless steel 600mm appliances fan forced oven, gas cooktop & rangehood. 600mm Stainless steel dishwasher. Gas ducted heating to bedrooms and living areas. 2440mm (nominal) ceiling heights throughout. Built in Robes to bedrooms 2, 3 and 4 Up to Class 'P1' rigid concrete slab (Allowance of rock excavation and removal) Termite spray system where required by relevant authority. Double garage with automated Colorbond sectional overhead door THIS HOME IS NOT BUILT!!! Disclaimer - Price & availability are subject to change without notice. FHOG has been applied to this package. The land was available at time of advertising. These photos and images are for illustrative purposes only and may depict upgrade options available from Royston Homes at additional charges such as lighting, window furnishings, landscaping, driveway, paving unless otherwise noted. The price also excludes features not supplied by Royston Homes such as gardens, fencing unless otherwise noted. Any alterations and upgrades may incur additional costs. The price does not include stamp duty, legal fees or other costs incurred with the purchase of the land. Turn Key Package not included unless specified