

# Lot 210 Craft Street, Cardinia Park Estate, Officer, Vic 3809



## House For Sale

Tuesday, 25 June 2024

Lot 210 Craft Street, Cardinia Park Estate, Officer, Vic 3809

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 315 m<sup>2</sup>**

**Type: House**



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**\$748,400\***

Here, close to the heart of Officer, you'll find Cardinia Park Estate. A boutique community of just 75 homes, with space to relax, breathe and grow. LOT 210 CRAFT STREET, OFFICER Land is titled ready to build on! 3 bedrooms, 1 living spaces, 2.5 baths and 2 car garage floorplan Kitchen with WIP and Laundry with direct access outside. A powder room downstairs when hosting guests in your open plan meals/ living. A generous Master Bedroom overlooking the front of the property, WIR and Ensuite with two separate bedrooms and separate bathroom – this floorplan is everything you need as a small family, investor, downsizer or first home buyer! The social centre of the community will be the Estate's very own onsite parkland, where families can play, dogs can run and neighbours can come together to form lasting friendships. You'll have everything you need already nearby with established schools, sporting facilities, shopping, health services and transport just minutes away. You will also enjoy the lifestyle benefits of your very own onsite parkland, available to share with your new neighbours and friends. This is the beauty of Parkside living – a life with nature next door and all your necessities just around the corner. Prestige Standard Inclusions:

- 10 year structural warranty
- 3 month maintenance warranty
- Kitchen Bench Top - Laminate square edge from builder's predetermined colour boards.
- Stainless steel 600mm appliances fan forced oven, gas cooktop & rangehood.
- Stainless-steel Dish washer.
- Fully lined melamine modular cabinets including overhead cupboards and cupboards above refrigerator space as per working drawings.
- Shower screen - Semi framed shower screens with powder coated aluminum frame (polished silver finish) and clear glazed pivot door.
- Wall Tiles - to kitchen, bathroom, ensuite and laundry where shown on plans.
- Floor Tiles - to ensuite, bathroom, laundry and WC. selection as per builder's predetermined colour boards.
- Builders range laminated flooring & Carpet to area's not tiled or with laminate flooring.
- Double glazed awning windows as required to meet 7 star energy rating.
- Doors - 2040mm high flush panel hinged or sliding doors (house design specific).
- Ceilings - 2440mm (nominal) height throughout.
- Heating - Gas ducted heating to bedrooms and living areas, (excludes 'wet areas'). Total number of points and unit size product specific.
- Internal Light Points - 100mm diameter 240V downlights fittings (colour – white) throughout as per standard electrical layout (supply/install light globes to all light fittings in the home).
- Bedrooms feature built in robes.
- Garage - with tiled roof including Colorbond® sectional overhead door with remote control, painted cement sheet infill over garage door, plaster ceiling and concrete floor.\*

Please note this house has not been built yet\*Disclaimer: Price & availability are subject to change without notice. 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. NCC approved plan. 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. Contact: Simon Leung M: 0407 005 051E: [simon@ghprojects.com.au](mailto:simon@ghprojects.com.au)