

# Lot 226 Glenlee Estate - Limestone Circuit, Armstrong Creek, VIC, 3217



## House For Sale

Thursday, 22 August 2024

Lot 226 Glenlee Estate - Limestone Circuit, Armstrong Creek, VIC, 3217

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House

## Home Builders Grant – Eligible Buyers receive \$25,000

Qualified First Home Buyers can take a FURTHER \$20,000 OFF

Contract Price - \$489,000 LESS \$45,000 TOTAL GRANTS FOR QUALIFIED BUYERS

CONTRACT PRICE OF \$444,000

Here is your last chance opportunity to get a cash boost for a brand-new home.

Move in and enjoy, everything is done for you!

If you are looking for a brand-new quality custom built home in a premium estate, look no further, this home is perfect for you. Titles are ready and Linked Building Geelong will be building your dream home.

Be part of a close-knit neighbourhood with lush open parklands, children's playgrounds with cycling and walking trails. Located within minutes of Marshall train station making your commute quick and easy. You will have quick access to Warrally shopping precinct and with close proximity to the brand-new Armstrong town centre, childcare centres and brand-new Primary and High schools.

A short drive to Barwon Heads beach and cafes as well as all the fabulous Surf coast has to offer.

With the amazing lifestyle opportunity's and a quick 10-minute drive into Geelong, this location and lifestyle is ready to become yours.

There are no hidden surprises with this purchase, here is a full list of your turnkey inclusions, making this the home you can truly make your own with your choice of colour selections etc.

Aluminium framed flyscreen with fibreglass mesh

Metal Fascia with Colourbond roof

NBN/Fibre Setup

Sectional Colourbond garage door

Overhead kitchen cabinets

6 soft close pot draws

3 coat paint system inside and out using deluxe professional paint

Remote control garage access including 2 handsets and a wall mountable bell controller

Wall niche in both main bathroom and ensuite

Modern square basins

Phoenix Arlo tapware

Phoenix Vivid shower head & rail

900 Westinghouse gas cooktop and oven

Westinghouse dishwasher

Chef canopy rangehood

Brivis ducted heating with 9 outlets

Tuftsmater Harbourtown twist pile carpet

Ceramic floor tiles

Letter box

Clothesline

Blinds

Fences to side and back of property

Landscaping front and back

Driveway