

# Lot 2479 Kalbow Street - Botanic Ridge Estate, Botanic Ridge, Vic 3977

## House For Sale

Wednesday, 19 June 2024



Lot 2479 Kalbow Street - Botanic Ridge Estate, Botanic Ridge, Vic 3977

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 497 m2

Type: House



Abbey Cole  
0397708806

**\$980,300\***

This is Titled Land, ready for building on today. For large families, you could do no better than the Lorne. Not only does this imaginative design offer as many as five bedrooms, but also three substantial living spaces to spread out in as well. With a separate study to work in, and a walk-in-pantry to surround yourself in, this design offers you all the space you could ask for. Your Inclusions: ☑ 'H' class waffle concrete slab ☑ Double glazing throughout ☑ Colorbond' corrugate roof with 22.5-degree roof pitch ☑ Dimmable LED downlights to main Living areas ☑ Flooring throughout (tiles and carpet) ☑ 'Quantum Quartz' engineered stone benchtops with 20mm edge profile, to Kitchen ☑ 900mm Kitchen Appliances ☑ Laminate overhead cupboards with concealed rangehood to Kitchen ☑ Tiled shower bases to Bathroom and Ensuite ☑ Gas ducted heating ☑ 'Colorbond' sectional overhead door with automated lifter and remote controls ☑ Solar PV system ☑ 25-year structural guarantee ☑ 12-month maintenance period ☑ 7-Star energy rating compliance ☑ Trusted New Home Builder in Melbourne, Victoria for over 25 years This is NOT an established home. Build times are: • 28-week build time guaranteed for single storeys • 36-week build time guaranteed for double storeys • 12-month maintenance period • 25-year structural guarantee WANT TO VIEW OUR HOMES ON DISPLAY? Call now to book an appointment! • Single Storey Homes on Display: Norfolk 27, Norfolk 28, The Merbau 25, Wave 22 • Double Storey Homes on Display: Elwood 33, Jarrah 35, Lorne 40 • Open 11-5pm (Open by Appointment only on Thursday & Friday) Discover the Beachwood Homes difference, where decades of construction expertise, supported by a solid operational and financial network, ensure your home is built to the highest standards. Our personalised approach to customer service ensures a smooth and enjoyable home-building journey, valuing each customer's decision as a treasured choice. With continuous award-winning industry recognition and satisfied customer reviews, you can feel confident you'll live in the home you envisioned, built by a proven, quality homebuilder. Read our Customer Reviews: [www.productreview.com.au/listings/beachwood-homes](http://www.productreview.com.au/listings/beachwood-homes) If this package isn't quite right for you, contact me to discuss tailoring one to your exact needs! \*The package price is subject to site costs adjustment & does not include any stamp duty, government levies, legal or bank charges. Beachwood Homes Pty. Ltd. reserves the right to amend pricing & inclusions without notice. Alterations may incur additional charges. Note the images used on this brochure are indicative only, please check with our sales team for accurate working drawing details. Beachwood Homes does not own this property - house and land sold separately. Price is based off our standard design & preferred siting. Images are indicative only & may nominate additional cost items. Beachwood Homes Pty. Ltd. Reserve the right to amend pricing, inclusions, and promotions without notice. ^ Terms and Conditions apply. Visit <https://beachwood-homes.com.au/terms/> for further details. © Beachwood Homes Pty Ltd CDB-U 51671