

# Lot 3004 Simmental Street (Ferntree Ridge), Drouin, Vic 3818



## House For Sale

Thursday, 11 July 2024

Lot 3004 Simmental Street (Ferntree Ridge), Drouin, Vic 3818

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 501 m<sup>2</sup>

Type: House



Joanne Clapton  
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**\$674,724 - 100% fixed price guaranteed!**

Ferntree Ridge is located in Drouin, a country town 97km east of Melbourne that showcases the very best of country living with the added bonus of being a short 70-minute commute to Melbourne CBD. Enjoy the rolling hills all around to explore, your local football team to cheer on, a smiling butcher and baker that know you by name, schools with room for children to run and play and a community that cares and supports you and your family. At Ferntree Ridge there is room to grow, schools to learn, countryside to explore, friends to be gained, shops to peruse, fun to be had, memories to be made, your dream home built and your best life lived. 7 Star energy rating + NCC requirements Solar PV system 12-month maintenance period Fixed Price Site Costs, Developer & Council Requirements Double Glazed Windows + Doors 2550mm High Ceilings Throughout Downlights Throughout SMEG Kitchen Appliances & Dishwasher Quality Floor Coverings throughout Concrete to Driveway and Porch (up to 35sqm) and all other Orbit Homes Premium 2024 Inclusions & MUCH MORE!

**\*Why Orbit Homes?**

- Over 40 years strong reputation
- Hands on owners who truly care
- Premium supply partners
- Building integrity
- No Hidden Extras
- Quality over quantity
- We build every home as we would build it for our family

For more information about this home and land package click 'email agent' link above.

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Facade illustrations are used as a guide only, excludes feature stone and tiles. Internal photographs are for visual purposes only. Upgraded fixtures, fittings and design items may be shown, these can be selected at additional costs, please refer to a sales consultant for further information. Price excludes timber floors, dishwasher, landscaping, decks, pergolas and BBQs. Customer connection fees to power and telephone not included. Prices subject to change without notice. Progress payments on construction. Refer to display extras list for optional extras. Not to be used with any other offer. Excludes stamp duty and costs. Excludes excavation and removal of any rock, deep sewer connections and re-pegging to block, if required. House and land package total price may include developer incentives & rebates and any builder referral fees at the time of issue. Developer incentives & rebates and any builder referral fees may be withdrawn at any time to the discretion of the land developer.