

# Lot 314 Juggler Grove (Kingbird), Botanic Ridge, Vic 3977



## House For Sale

Wednesday, 19 June 2024

Lot 314 Juggler Grove (Kingbird), Botanic Ridge, Vic 3977

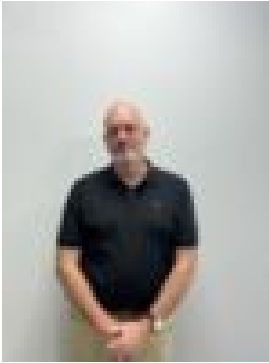
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 317 m2

Type: House



Jeff Telford

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## **\$779,589 - 100% fixed price guaranteed!**

Kingbird is perfectly positioned away from the hustle and bustle of city life, yet still only a stone's throw to an abundance of treasured local amenities and the Peninsula. It will be an aspirational community with its unique blend of modern country living and urban connection. Whilst the well-established Cranbourne Town Centre is just minutes away making shopping a breeze and dining out "at the local" all that more convenient. And for those who work or play in the city, the Melbourne CBD is easily accessible within an hour via Eastlink, South Gippsland Highway and the Monash Freeway. Adding to Kingbird's grandeur, the development site is elevated with natural undulating land, giving a modern, Australian country feel to the estate. Set amongst over 6 hectares of natural reserves on site, open space and a blend of mature, established trees, wetlands and walking paths, makes for pure serenity. Future trail connections to the Royal Botanic Gardens and all its amazing bushscapes, will make you feel truly at Home with Nature. 7 Star energy rating + NCC requirements Solar PV system 12-month maintenance period Fixed Price Site Costs, Developer & Council Requirements Double Glazed Windows 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!

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- Over 40 years strong reputation
- Hands on owners who truly care
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- 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.