

**Lot 34422 Werriberri Street, Cloverton Estate,  
Kalkallo, Vic 3064**



**House For Sale**

Thursday, 11 July 2024

Lot 34422 Werriberri Street, Cloverton Estate, Kalkallo, Vic 3064

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 392 m2**

**Type: House**



Customer Success  
0387871300

**\$805,185**

Welcome to the Liverpool. This is contemporary open plan living at its best. The Liverpool comes with beautifully proportioned rooms and is impeccably finished. The heart of the home is the stunning light-filled kitchen, dining, family and rumpus area that wraps around a central alfresco. This has been created to provide the opportunity for year-round entertaining. The master bedroom, replete with ensuite and two walk-in wardrobes, sits towards the front of the house. There are three other bedrooms conveniently located along the central corridor that are in close proximity to the main bathroom.

**Lumina Inclusions:**

- 7 star energy rating
- All-electric home
- COLORBOND® steel roof and panel lift garage door with remote
- 6.6KW Solar PV system
- 20mm Caesarstone Mineral® benchtops to kitchen
- Selection of Haier appliances
- Haier ducted reverse-cycle heating and cooling
- 2590mm ceiling height to ground floor
- Quality flooring throughout
- Double glazing to windows
- LED Downlights
- Tiled splashback to kitchen

Plus much more! Enquire now to chat with one of our House and Land Experts and find out more about our “Live Smarter & Save”\* promotion. Visit the Liverpool 25 at our display home in Kaduna Park Estate, Officer South. Address: 8-10 Clements Street, Officer South

The advertised package price shown includes the \$20k discount from Arden Homes. Arden Homes will provide a construction contract for the house and separately the owners will enter into a contract to purchase land directly from the landowner. This advertised offer is subject to availability, statutory approval and a successful settled land contract. Arden Homes reserves the right to change prices or inclusions advertised without notice. For more detailed home pricing, including details about the standard inclusions for the house and optional upgrades and variations, please talk to one of our consultants. Images shown in this brochure may depict upgraded fixtures, finishes and features including items not supplied by Arden Homes such as alfresco decking, internal and external fireplaces, window and house furnishings and landscaping. \*For details on the “Live Smarter & Save” promotion, visit <https://ardenhomes.com.au/terms-and-conditions/>. CDB-U 48276 and no part may be reproduced or copied without written consent.