

# Lot 4/28-34 Myrtle Rd, Ascot, Vic 3551



## House For Sale

Monday, 22 April 2024

Lot 4/28-34 Myrtle Rd, Ascot, Vic 3551

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 364 m2**

**Type: House**



Joanne Grae

**SPEC HOME \$524,950**

Set in leafy bushland surrounds in a peaceful pocket of Ascot. Adjacent to the Bendigo Golf Club and just minutes from Epsom Village, the train station, and a short trip to the CBD. This 3-bed, 2-bath house and land package is an ideal fit for first-home buyers, retirees, or investors alike. We, Lansell Homes, are not only builders, but also land developers, and each home including this one has been designed specifically for the block. Spacious comfortable and close to all amenities, this brand-new home ticks all the boxes for those desiring modern low maintenance living. Enjoy the added bonus of substantial storage and a double garage with direct house access, safe, secure and makes unloading shopping a breeze. Relax in the spacious open-plan living area, which features a large modern kitchen with walk-in pantry, meals, lounge, and roofed alfresco area. Country living at its best – low maintenance and conveniently close to everything you could need! Your new home will feature our signature Lansell total turn-key house and land package, delivering a move-in-ready home complete with inclusions. **FEATURED INCLUSIONS?** 900mm Appliances? Designer tapware? Large under-roof alfresco for entertaining? Walk-in pantry? WIR to all bedrooms? Insitu (tiled) shower to ensuite **INCLUDING OUR STANDARD TOTAL TURN-KEY INCLUSIONS?** Fully titled land? Colorbond roofing? Panel lift garage door with 2 remotes? Floor coverings throughout. Carpet, timber look flooring, and tiles to wet areas? Heating and cooling? Stainless steel oven, cooktop, rangehood and dishwasher? Concrete driveway and paths? Colorbond fencing? Landscaping Base? 3 in 1 Heat/Light/Fan unit to ensuite and bathroom? LED Downlights throughout all living areas, kitchen, and entry? Flyscreens to all openable windows? Locks to all openable windows? Internal window blinds? Quality Phoenix tapware and fittings? NBN pre-wire including 2 x data/phone points? 3 coat paint system? Clothesline? Letterbox and street number? Brick infills above all windows and doors? Fixed price contract. - No hidden extras? Site costs and connections? Plans, all site costs, specifications, engineer-designed footings, concrete slab? Building permits, and bushfire rating compliance? 25-year structural guarantee? 6-star energy rating? Feature front door? Plus much, much more!.....[To review plans and detailed inclusions, contact Joanne Grae today on 0448 829 957 or Book an Appointment online at \[www.lansellhomes.com.au\]\(http://www.lansellhomes.com.au\)](#)» **ABOUT LANSELL HOMES** «The Smith family has been building new homes in the Bendigo area since 1982 – and now has three generations working in the business. The office and site teams are an extension of that family – and absolutely dedicated to making your journey through the construction process exciting and ‘hassle-free’. The ‘Lansell Turn-Key’ level of completion is designed to have your home fully complete when you move in. The entire Lansell team takes enormous pride in the quality of their workmanship, and this ensures that your home is finished to the highest standards.» **DISCLAIMER** «All prices and inclusions supplied are accurate based on information supplied at the time of compilation. Images are for illustrative purposes only and may show finishes and features not included in any price stated. Colours and materials are for example only and may vary due to manufacturing processing, availability, and photography limitations. © Lansell Homes P/L. All Rights Reserved. CDB-U4812428a