

**Lot 5001 McNaughton Crescent, Alira Estate,  
Berwick, Vic 3806**



**House For Sale**

Wednesday, 3 July 2024

Lot 5001 McNaughton Crescent, Alira Estate, Berwick, Vic 3806

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 420 m2**

**Type: House**



Customer Success  
0387871300

**\$1,222,967**

Welcome to the Savoy. A stunning void that fills the central hub of the dining, kitchen and family area is the centrepiece of the Savoy. Light fills every space of this four bedroom home that incorporates a formal living and spacious study on the ground floor. Upstairs the large master bedroom features a separate dressing room and private ensuite. There are three additional bedrooms, a centrally located bathroom and a huge rumpus area that also incorporates a children's study area. The Savoy design projects an amazing sense of light and space, making it an exceptional home for modern family living. Aspire Inclusions:

- 7 star energy rating
- All-electric home
- COLORBOND® steel roof and panel lift garage door with remote
- 6.6KW Solar PV system
- 40mm Caesarstone Mineral edge to island benchtop with waterfall end panels
- 20mm Caesarstone Mineral benchtops to kitchen, ensuite(s), bathroom(s) and powder room(s)
- Selection of Fisher & Paykel appliances
- Ducted reverse-cycle heating/cooling with zoning
- Solid timber hardwood staircase
- Premium flooring throughout
- Double glazing to windows
- LED Downlights

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. 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, in this case Arden Homes. 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.