

# Lot 513 Argyle Drive (Aspect), Mernda, Vic 3754



## House For Sale

Monday, 8 July 2024

Lot 513 Argyle Drive (Aspect), Mernda, Vic 3754

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 350 m2

Type: House



John Calpo

## **\$720,563 - 100% fixed price guaranteed!**

Just 28km from Melbourne's CBD, only five minutes from the new Mernda railway station and close to schools, universities and Westfield Plenty Valley, it's time to change your outlook on life with a beautiful new home at AVJennings' newest community, Aspect at Mernda. Perfectly located on the edge of Quarry Hills Regional Park, future residents will enjoy access to explore this huge natural sanctuary with abundant flora and fauna, walking and cycling tracks, viewing platforms and relaxation areas. Aspect will offer a diverse range of living solutions including land, turn-key homes and house & land packages. With more than 90 years of experience building quality homes and developing vibrant communities, AVJennings is one of Australia's most trusted property developers. 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.

**\*Orbit Homes Australia Pty Ltd • CDB-U 50505 • Orbit Homes Queensland Pty Ltd QBSA LIC 716019 • 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.**