

# Lot 618 Frost Drive, Charlemont, Vic 3217

## House For Sale

Thursday, 11 July 2024



Lot 618 Frost Drive, Charlemont, Vic 3217

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 275 m2

Type: House



Al Colbert

131828

**From\* \$591,037**

HOME DESIGN: To walk through our display homes without leaving your home, check out our full range of virtual tours <https://abchomes.com.au/vic/melbourne/offers/virtual-tours> • 7 star energy rating • Site cost allowance • Eaves to façade • Quality tiles to bathrooms, ensuite and laundry • Tiled shower base • Stylish stainless steel appliances • Ducted gas heating

WHO ARE WE? The Australian Building Company is all about making it easier and simpler for Australians to build beautiful new homes that always offer exceptional value for money. Our award-winning homes are created by top home designers to suit the requirements of modern Australian families– families who don't want to break the bank just to own their own home. We offer designs to suit everyone from a single person or couple, right up to a fast-growing family with a bunch of kids and teens. Single storey or double storey, we've got you covered. 'ABC' simply means great homes at great prices, built to last. Our 'Easy As' 3 step process makes getting into your home a breeze. We have simplified the process to save you stress, and make your new build more affordable and faster than ever.

THE AGENT: Hi there! If this package doesn't tick every box, then please don't hesitate to get in touch and I can create a home specifically around your needs, in your dream location. We regularly have a range of exclusive packages with our developer partners, so I can get you on the list for new releases before they are advertised. I understand how tricky getting into your dream home, or buying that perfect investment can be, so get in touch and let me help you navigate the process for you. To explore our full range of packages throughout Victoria, including a wide range of developer exclusives, head to our website <https://abchomes.com.au/vic/house-land>

DISCLAIMER: Price excludes upgrade items above standard specification such as feature render and bricks, front entrance timber decking, front entry door, brick infills above garage, external lighting, fencing, concrete paths and driveway. Façade Image may also contain items not supplied by Australian Building Company, namely landscaping and planter boxes. Floorplan may not reflect developer guidelines and depicts the base façade. Package is correct at time of publication, availability, images, inclusions and prices are subject to change due to circumstances that may affect the price as set out in the building contract (including the land registration date not being met), changes in local, state or federal government laws and developer approval. Land is supplied by developer, land prices and availability are subject to change without notice. Advertised Package Price is based on Australian Building Company's standard inclusions, any additional inclusions listed, Australian Building Company's preferred siting of the home and the expected land titling date as notified by the developer and is subject to Australian Building Company's price hold expiry date by which the owner must include essential information to Australian Building Company to commence construction, including land title. Package price excludes customer account opening fees, stamp duty on land, legal fees and conveyancing costs including titles and property report. Typical site costs allowance is included in the price, additional site costs may apply if site survey and soil tests indicate footings and site works different to those expected for the location. Additional costs may incur if there are bushfire, wind rating or acoustic requirements. For more information on pricing and inclusions please speak with an Australian Building Company New Home Advisor. Newfield Real Estate Pty Ltd ACN 159 312 722, Licence number 028051L. VIC Builder's Licence: CDB-U 52967

#For details on our Lifetime structural guarantee and other terms and conditions visit [www.abchomes.com.au/vic/melbourne/terms-and-conditions](http://www.abchomes.com.au/vic/melbourne/terms-and-conditions)