

Lot 713 Bausch Street, Alira Estate, Berwick, Vic 3806



House For Sale

Thursday, 11 July 2024

Lot 713 Bausch Street, Alira Estate, Berwick, Vic 3806

Bedrooms: 4

Bathrooms: 4

Parkings: 2

Area: 448 m2

Type: House



Customer Success
0387871300

\$1,286,208

Welcome to the Toulouse. There is no substitute for sheer space in creating a luxury home that provides for all family members. This is a design that functions on several levels with numerous lifestyle options. Downstairs, the huge kitchen/living/dining area not only has a hidden pantry and laundry, but incorporates a sitting room inside and a sunroom extending out in the rear garden – the ultimate sun trap. A powder room and recreation room or home theatre complete the ground floor. Upstairs there is a palatial main bedroom with a generous walk-in robe plus three large ensuite bedrooms. There is also a separate living room offering a secluded retreat for the older generation or kids to play. The Toulouse stands apart in its capacity to accommodate an extended family in comfort and style. 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. 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.