

**T643 Frontier Avenue, Aintree, Vic 3336**



**House For Sale**

Friday, 26 January 2024

T643 Frontier Avenue, Aintree, Vic 3336

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 411 m2**

**Type: House**



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03 9574 5333

**\$1,006,874**

Be greeted by the grand floating staircase that will lead you into family hub of the home which opens up into an expansive entertaining zone. The kitchen is the place to be featuring a butlers pantry tucked behind which has direct access from the garage for easy transfer of groceries. When the day is done, Indulge and relax in the huge Master Suite that occupies 1/3 of the first level.

**OUR FIXED PRICE PACKAGES INCLUDE:**

- Fixed Site Costs^
- 2570mm High Ceilings ground floor and 2450mm to first floor of home
- Carpet and Timber Look Flooring~
- Double Glazed Windows+
- Choice of over 35 wall tiles to Ensuite, Bathroom, Powder Room and Laundry
- Choice of over 17 floor tiles to Ensuite, Bathroom, Powder Room and Laundry
- 900mm Smeg Gas cooktop
- 900mm Smeg built-in oven
- Smeg Dishwasher
- Over 200 splashback choices in premium Starphire glass, clear glass or tiles.
- 20mm Caesarstone benchtops to Kitchen, Ensuite, Bathroom and Powder Room in your choice of 10 colours
- Grand Island Benchtops to Kitchen
- Laminate cabinetry to Kitchen, Ensuite, Bathroom, Powder Room and Laundry in your choice of over 250 colours
- Choose a Colorbond® roof from a range of 22 colours, or roof tiles in a range of 15 colours across 2 profiles.
- Double garage with 3 remote transmitters
- Sectional overhead door in your choice of 5 profiles, door colour or timber look finish
- Double vanity to your ensuite
- Timber stacker alfresco door
- 50 year structural guarantee
- Estate Guidelines# taken care of

For more homes please visit <https://henley.com.au/House>

Dimensions are for base floorplan and do not take into consideration any structural options chosen. Please be aware that aspects of floorplan (including room dimensions) may change, including changes to comply with pending National Construction Code (NCC) 2022 amendments.\*Home price based on a standard home, standard inclusions, Henley's preferred siting and Henley's preferred building surveyor. The price does not include additional costs should land titles be delayed, any allowance for bushfire requirements, or any changes required by Developer which are discretionary or cannot be identified from Estate Guidelines at the time of pricing. ^Fixed site costs do not include costs associated with footing probes where required and costs resulting from the probe. Fixed site costs are offered on the proviso that the Developer provides (1) level 1 compaction report for the lot that is no more than 24 months old (2) a survey of land that matches the land engineering submitted to Henley with the fixed site cost application.

~Flooring supplied is Category 1 Carpet, and Category 1A Nordic Timber Laminate as per Floor Covering Layout available from your Sales Consultant. +Double glazed windows excludes all doors (entry doors, stacker doors, bi-fold doors, sliding doors and half-light/ full light laundry doors, all door frames (sidelights), butt jointed corner windows and picture windows to living areas. Allowance for Estate Guidelines# is based on items that can be identified in the Estate Guidelines at the time of fixing price and does not include discretionary items. Internal stock images may be used when actual image for the design is not available. Photography and illustrations to be used as a guide. Additional cost fixtures & fittings may be shown. All images are representative and may include upgrades. This home has not been constructed.