

# IRIS 17/TITLED EXFORD WATERS HOUSE & LAND PACKAGES TITLED, Weir Views, Vic 3338

## House For Sale

Tuesday, 7 May 2024



IRIS 17/TITLED EXFORD WATERS HOUSE & LAND PACKAGES TITLED, Weir Views, Vic 3338

**Bathrooms: 4**

**Parkings: 3**

**Area: 272 m2**

**Type: House**



Steve Kavvadas  
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**\$565,600**

**EXCLUSIVE TITLED LAND DISCOUNT – SALE NOW ON!!** Unlock Your Dream Home Today! House & Titled Land Sale in Melbourne's Prime Suburbs! Seize the opportunity of a lifetime with our spectacular **TITLED LAND DISCOUNT – SALE!!** in Melbourne's most popular new suburbs! Act now and take \$20,000 off ANY Aston Homes house design to build on your titled\* Aston Homes have partnered with some of Melbourne's leading land estates, hand selecting prime titled land lots with huge savings! Up to \$35,000 dollars of selected Lots\*Contact us today to find your exclusive **HOUSE & LAND PACKAGE** with combined savings up to \$55,000\* This is your last chance to step into the home you've always dreamt of before upcoming government changes to building codes escalate prices dramatically! Beat The NCC Price Increase - Aston Homes The Aston Homes Difference Building a new home should be exciting and stress-free. At Aston, it's the quality of our builds, the customer care and personal service that sets us apart. From the moment you walk into a display home to the day you are handed the keys to your brand new home and beyond, Aston Homes supports you every step of the way. Whether you're a first or subsequent home buyer, at Aston Homes we have an extensive range of floorplans and an exciting all inclusive inclusions list to meet your expectations, highly rated by our customers. Visit product review for further customer service insights into Aston Homes:

<https://www.productreview.com.au/listings/aston-homes> House and Land Package Includes (but not limited to) • Fixed price site costs and connections\* • All Developer guidelines & Council Requirements • Feature Façade

Included • Double Glazed Windows • Tiled Floor and carpet to designated areas • Stainless Steel Appliances • Upgraded bathroom features, including Designer basins, towel rails and toilet roll holders • Gas Ducted Heating • Entertainer door to Alfresco (design specific) • LED globe lighting • Instantaneous Hot Water • 3 coat paint system • 7-star energy rating • 12 month Maintenance Period • 10 Year Structural Warranty • Plus much more!

Situated close to local schools, shopping and public transport! **EXFORD ESTATE - DISCOVER TRUE RIVERSIDE LIVING AT EXFORD WATER** Experience life on the river in beautiful natural surroundings. With newly released residential lots that are perfectly positioned along the picturesque Werribee River, Exford Waters is an exciting opportunity to build your new home in a flourishing and vibrant community. Combining the natural beauty of the riverside setting and being surrounded by wetlands and waterways, Exford Waters' enviable location makes it the premium community in the greater west area to enjoy new property for sale near Melton. Melbourne's CBD is also an easy commute via the Western Highway or newly opened Cobblebank Train Station, while Geelong and the Surf Coast beckon in the other direction. Closer to home, Exford Waters is just a short distance from new and established shopping centres, educational facilities and more. **RIVERSIDE LIVING WITH A NATURAL OUTLOOK** Coming home to water views and natural surroundings has a way of clearing the mind and putting you at ease. Weekends and family time give you the opportunity to connect and recharge, meandering like the river through green spaces. The Werribee River cuts through the basalt plains of Melton and is a significant part of Victoria's western grassland ecosystem. The area is a flourishing home to an abundance of native plants, ancient river red gums, birdlife and animals that inhabit the river and its banks. It's fair to say that Exford Waters is one of metropolitan Melbourne's truly unique masterplanned communities, offering highly sought-after property for sale near Melton. **PREMIUM RIVERSIDE RESIDENTIAL** Located on the banks of the Werribee River, Exford Waters offers premium waterfront living with the convenience of an established connected lifestyle. A quiet oasis in the heart of western Melbourne, enjoy the best of masterplanned living, with parks, recreation, education and retail all within walking distance from your doorstep. **HOUSE AND LAND PACKAGE DISCLAIMER\*** Aston Homes Titled Land Discount Sales Event is valid from the 15/03/2024 to 14/04/2024. House and Land Package Fixed Pricing based on developer engineering plans, plan of subdivision and any other relevant documentation relevant to the land at the time of creating the package. Client to confirm all land information, land prices and availability prior to purchase. Subject to developer and/or council approval. Price does not include any stamp duty, any government, legal or bank charges. Images are for illustrative purposes only & may show upgrade items not included but available at additional charges. Pricing also excludes features not supplied by Aston Homes, such as fencing, landscaping, letterbox, decking & driveway. Façade details may vary between house types & sizes. Refer to working drawings for specific details. Aston Homes reserves the right to withdraw or amend pricing, inclusions, and promotion without notice. Titled Land Discount Sales Event applies to new quotes & initial deposits from Friday 15th March 2024 and applies to Aston Homes Everyday Range & Essentials Range of floorplans. Any land rebate or discount will be made available by the land developer / landowner as per land contract conditions and not by Aston Homes. See a Sales Consultant and visit

[astonhomes.com.au/disclaimer/](http://astonhomes.com.au/disclaimer/) for further details. Aston Homes Promotion items are not sold in conjunction with any other offer or promotion and cannot be substituted for other products or credits. Titled Land Discount Sales Event is applicable to any Aston Homes floorplan. Aston Homes reserves the right to substitute products to a similar product should it not be available. This offer is for a limited time only and limited to first 50 homes sold. Aston Homes reserves the right to withdraw this offer at any time. All items are based on standard floorplans only. Any modification to a floorplan may result in additional costs. Pricing includes GST and applicable to Aston Homes West & North build zone. © Aston Homes Pty Ltd CDB-U 51183.