

# Lot 1026 Adiantum Road (Ferntree Ridge Estate), Drouin, Vic 3818



## House For Sale

Tuesday, 7 May 2024

Lot 1026 Adiantum Road (Ferntree Ridge Estate), Drouin, Vic 3818

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 477 m2

Type: House



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**\$558,000**

Looking to build your family home? Look no further SJD Homes has you covered! This house and land package is located in the much sought after Ferntree Ridge Estate close to Drouin town centre, local schools and parks and all that the West Gippsland region has to offer, yet conveniently close to the freeway. With a TITLED 477m<sup>2</sup> block this House & Land package faces a public open space and offers amazing value and is a perfect family home or investment property and a great opportunity to enter the property market. The Monaco 190 ticks all the boxes, comprising of 4 good size bedrooms including master with WIR and ensuite, BIR's to bedrooms 2 and 3, kitchen with WIP, open plan family and meals, a study or home office plus a good sized laundry with a double linen cupboard. Double glazed windows and doors, upgraded insulation and heat pump hot water system make for a very energy efficient home. Talk to us today about how we can help you meet the 7 star energy rating requirements. This home comes with our amazing Haven Range Inclusions:- Facade as shown - others available- Remote controlled garage- 900mm upright oven & 900 canopy rangehood- 20mm stone benchtops to kitchen- Overhead cabinetry and 1 set of 3 pot drawers- Microwave provision with pot drawer under- Soft closers to all cabinetry- Dishwasher- Capped water point to fridge- Built in Robes and WIR to Master- Laminate flooring to entry, kitchen, family, rear hallway & meals areas- Carpet to remaining areas- Ceramic floor tiles to all wet areas- Gas ducted heating- Energy efficient 300L heat pump HWS- Double glazed windows & sliding doors- Upgraded R2.5 wall and R5 ceiling insulation- Site cost allowance- Developer and council requirements+ And much more! This price includes first home buyers grant\*OPTION TO ADD FULL TURNKEY PACKAGE Perfect for families and investors. Our Haven Range makes building quick, easy and affordable. Haven brings you a range of designer floorplans, colour palettes, upgrade packs and facades to take the guess work out of home building. 1) Choose your floorplan 2) Choose your style 3) Finalise your documents 4) Sign your contracts 5) Let the build commence!! Build with confidence with an award-winning local builder - awards include a Finalist in the HIA Professional Major Builder 2023. Not the package for you, no problem, contact me today to discuss other packages to suit your needs. Disclaimers Price & availability are subject to change without notice. Please note, house and land sold separately. Home is not yet built. Images are a guide only & subject to final developer approval, site costs are estimates and may vary subject to final working drawings/engineering. Some images are for illustration purposes and may include items not included in all SJD products. Facade shown is for illustration purposes only, each one will be designed specifically for each block. Further upgrades may be required to meet 7 Stars and Whole of Home and home requires modification to suit NCC.