

# Lot 109 Sinenna Crescent ( One Bells ), Clyde, Vic 3978



## House For Sale

Saturday, 27 April 2024

Lot 109 Sinenna Crescent ( One Bells ), Clyde, Vic 3978

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 350 m2

Type: House



Pratap Singh

## **\$706,389 Full Turnkey + Ready to Build !!**

Act now to beat the NCC Price Rise and 7 Star Energy Rating ! Building contract MUST be signed before the 30th April. The price increase for this home is between 15k to 20k. Take advantage of the current pricing and Pay only \$2,000 deposit until finance approved. In the event finance is not approved, No worries, we refund your full deposit. Call today to speak to Pat on 0421035533. STUNNING and SMART design is THE BEST BUY OF ALL TIMES, its PRACTICAL design utilises a central area that includes the kitchen, dining and living spaces. While its hallway creates a clever separation between the main living areas and the bedrooms. Master bedroom is positioned in the front of the home to see who is coming and going from your house and to have a good view of what's happening in the neighbourhood. The WIP provides ample storage, keeps your kitchen organised and add value to your home. It has an Amazing Alfresco space that you'll want to use as often as you can, whether it's for big family barbecue or cosy dinner for two. The home design has every member of the family covered. This home comes with 4BED - 2BATH - 2LIVING - ALFRESCO - DOUBLE GARAGE.4 Facades Included as standard. FULL TURNKEY INCLUSIONSFixed Site cost IncludedDevelopers and Council RequirementsFlooring throughout2590 Ceiling height900 Kitchen AppliancesTiled Shower Base20mm Stone throughout Kitchen, Bathroom and Ensuite Down lights throughoutDishwasherHeating and CoolingFront & Rear LandscapingDrivewayFencingBlindsClothes LineLetter box and Much More.WHY BUY THIS HOME AND LAND PACKAGE This is a Fixed Price House & Land Package guaranteed!NO SHOCKS / SURPRISES and HIDDEN COST for peace of mind.Property Investor and Owner occupier Pay stamp ONLY on the Land Value NOT the package price. ( GREAT SAVINGS)SUBJECT TO FINANCE Available. Take Advantage of the \$10,000 First Home Owners Grant. (FHOG)The land is TITLED READY TO BUILDBUILDING will give you the BEST LIFESTYLE your budget can afford by letting you spend your budget on the areas of your home that will bring you the most happiness. ( THAT NEW FEEL).More ENERGY - EFFICIENT and MODERN FEATURES.NO Headache of Maintenance and Repairs.Home on Display. Fixed Price Contract Available for signing within 7 days. This is a House and Land package not Constructed Yet.Deal with ONE DEDICATED CONSULTANT throughout the whole process from initial deposit to handover for regular updates. Let ME show you this IRRESISTIBLE Single Storey - Don't Judge Before you see it.PICK UP THE PHONE AND BOOK APPOINTMENT WITH "PAT 0421035533 "TO LEARN MORE ABOUT THE PACKAGE OR FOR A WALK THROUGH TO VIEW OUR FULL TURNKEY HOMES.Please Note: Facades is included. Price does not include any stamp duty, government, legal or bank charges. The land was available at time of advertising. \$10,000 First home buyer is deducted from the advertised price. There is a Price increase coming of 15K TO 20K due to the NCC & 7 Star Energy Rating therefore the Building contract MUST be signed before the 30th April to take advantage of the current pricing.