

**Lot 1651 Montego Blvd ( Kingsfield Estate ), Sunbury,**



**Vic 3429**

**House For Sale**

Tuesday, 7 May 2024

Lot 1651 Montego Blvd ( Kingsfield Estate ), Sunbury, Vic 3429

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 406 m2**

**Type: House**



Pratap Singh

## **\$690,500 Full Turnkey**

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. 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. Fixed Site cost Included Developers and Council Requirements Flooring throughout 2590 Ceiling height 900 Kitchen Appliances Recessed Tiled Shower bases to Ensuite. Semi Framed shower Screen with glass on glass sill-less overlap door. 20mm Stone throughout Kitchen, Bathroom and Ensuite Down lights throughout Dishwasher 3.5kw Solar Pack 870mm Wide Internal Hinged Door Aluminium Double Glazed Window 280 Litre Heat Pump 7.0kW Split system to Family / Meals 2.6kW Split system to Master bedroom Gas Ducted heating to Living areas and Bedrooms. (Excluding Wet Areas) Front & Rear Landscaping Driveway Fencing Blinds Fold out Clothesline to Rear Yard 7 Star energy rating included. Letter 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 FORECAST TO TITLE 1ST QTR 2024 -( MORE TIME TO SAVE) BUILDING 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. Don't See Your Perfect Package ? Contact Pat on 0421035533 today to get a Customised Package in any Estate in Sunbury. Kingsfield Estate Future Kingsfield town centre with shops, childcare, medical facilities and more, proudly developed by Birchmore Existing Sunbury Square shopping centre - 4.2kms; coupled with leisure options including wineries, golf courses, sporting clubs & more Existing Sunbury Metro & V-Line Train Stations - 4.3kms Existing Bus services along Sunningdale Ave & Rolling Meadows Dr to and from the stations and shops Variety of state, independent and religious schools to choose from within 8 minutes and a proposed school within Kingsfield 330 Acres of beautifully landscaped open space, wetlands and parks featuring picturesque views - Melbourne Airport - 15kms Major Shopping Centres: Watergardens & DFO Essendon - approx. 20 minutes. Eco-friendly civil construction, living and sustainability initiatives - no body corporate fees Land construction progressing with 14 stages titled and a community being established! 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 not included and used for Illustrative purpose only. 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.