

# Lot 20 Alcott Drive (North Quarter), Newborough, Vic 3825



## House For Sale

Wednesday, 12 June 2024

Lot 20 Alcott Drive (North Quarter), Newborough, Vic 3825

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 666 m<sup>2</sup>

Type: House



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## **\$626,793 - 100% fixed price guaranteed!**

North Quarter development sits at the heart of a plan to bring the Narracan foreshore to life, through development of the landscape into a series of village centres, and neighbourhood amenities, all while protecting the significant natural assets and elements of the landscape. A network of parks, reserves and community infrastructure will meet the needs of residents at all stages of life and activity, and diversity of streetscapes and open spaces, with slow-speed road connections to major arterials will preserve tranquility and safe surrounds. Newborough is perfectly positioned to access high quality education, with a strong mix of public and private schools, at primary and secondary level. Be it St Kieran's, Immaculate Heart, Willow Grove, or Newborough East, you'll find the right fit just around the corner from North Quarter. When the time comes to step into tertiary education, the Valley offers a number of high quality providers, including Federation University. With campuses nestled among native bushland making them just as beautiful, if not more, than their inner city counterparts.

7 Star energy rating + NCC requirements  
Solar PV system 12-month maintenance period  
Fixed Price Site Costs, Developer & Council Requirements  
Double Glazed Windows 2550mm High Ceilings  
Throughout Downlights Throughout SMEG Kitchen Appliances & Dishwasher  
Quality Floor Coverings throughout  
Concrete to Driveway and Porch (up to 35sqm) and all other Orbit Homes Premium 2024 Inclusions & MUCH MORE!

**\*Why Orbit Homes?**

- Over 40 years strong reputation
- Hands on owners who truly care
- Premium supply partners
- Building integrity
- No Hidden Extras
- Quality over quantity
- We build every home as we would build it for our family

For more information about this home and land package click 'email agent' link above. \*Orbit Homes Australia Pty Ltd • CDB-U 50505 • Orbit Homes Queensland Pty Ltd QBSA LIC 716019 • Facade illustrations are used as a guide only, excludes feature stone and tiles. Internal photographs are for visual purposes only. Upgraded fixtures, fittings and design items may be shown, these can be selected at additional costs, please refer to a sales consultant for further information. Price excludes timber floors, dishwasher, landscaping, decks, pergolas and BBQs. Customer connection fees to power and telephone not included. Prices subject to change without notice. Progress payments on construction. Refer to display extras list for optional extras. Not to be used with any other offer. Excludes stamp duty and costs. Excludes excavation and removal of any rock, deep sewer connections and re-pegging to block, if required. House and land package total price may include developer incentives & rebates and any builder referral fees at the time of issue. Developer incentives & rebates and any builder referral fees may be withdrawn at any time to the discretion of the land developer.