

**Lot 205 Aurora Drive, Cranbourne West, Vic 3977**



**House For Sale**

Monday, 15 April 2024

Lot 205 Aurora Drive, Cranbourne West, Vic 3977

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 512 m2**

**Type: House**



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**\$907,600**

On offer in this House and Land Package is the wonderful Daintree xxx located in the X Estate, X. The Daintree is a xx.xx SQ home that has many wonderful features. The captivating Daintree represents the ultimate family dwelling, complete with a theater and a children's play area, alongside a vast open-plan living space. It is an ideal residence for hosting guests or for those residing within. With its four bedrooms and tailored design, this beautiful home is especially well-suited for those with wider blocks, designed for 16m+ frontage. Also Includes these upgrades:-Elegance Promotion

Upgrades 2740mm Ceilings\*Colorbond Roof\*Steel Lintels & Brickwork above all Standard Windows and Sliding Doors 40mm Stone Benchtops to Kitchen Additional 6 Pot Drawers to Kitchen Double Undermount Kitchen Sink\*40mm Stone Benchtops to Bathroom, Ensuite, & Powder Room 2 x Shower Niches Free Standing Bath 3 Coat Paint System to Internal Walls\*8 x 2340mm Internal Doors\*The Comfort Pack • Double glazed standard awning windows throughout • Double glazed standard sliding doors x 2\* • R5.0 insulation batts to main ceiling • R5.0 insulation batts to garage ceiling • R2.5 insulation batts to external walls • R2.0 insulation batts to internal walls of wet areas • Sealed cavity door pockets throughout • Insulation between window and wall frames • Upgraded thermal wrap to frame The Power Pack • 900mm Technika induction cooktop • Upgraded high efficiency heat pump hot water system • Braemar split systems x 2 in lieu of ducted heating\* • Rinnai heat panels to bedrooms x 4\* • 3 phase power connection\* The Solar Pack • 5kW Three Phase solar PV system with 12 panels: With this House and Land Package, you will receive all the wonderful SJD Signature Range Inclusions: Exterior • Bricks from standard builder's range • Cement roof tiles from standard builder's range • Colorbond panel lift door Remote control with 1 wall mount and 2 handsets • Aluminium full sash awning windows to front elevation and aluminium sliding windows to remainder • Window locks and flyscreens to all opening windows (excluding biparting/bifolding) • Colorbond fascia and gutters • Plaster lined porch areas Quality external door furniture • Front and rear tap Interior • 2590mm ceilings to dwelling (ground floor) • Flush panel doors 2040mm high throughout • Quality metal lever door furniture • Built in robes to bedrooms, walk in robe to bedroom 1 with single shelf and rail (design specific) • Built in linen cupboard to laundry (design specific) • 90mm cove cornice Flooring • Ceramic floor tiles to entry, front hallway, kitchen, meals area and all wet areas or laminate timber fx floor options • Carpet Quality carpet to remaining areas Hot Water Service Heat pump 300 litres Kitchen • Single towel rails to ensuite and bathroom and toilet roll holders x 2 • Stainless steel appliances 900mm upright cooker or 900mm under bench oven and cooktop and canopy rangehood • Reconstituted stone bench top with 20mm aris edge • Dishwasher provision with plumbing connections • Tiled splashback behind hot plate area • 1 3/4 bowl stainless steel sink with choice of flickmixer tap Laminated doors (square edge) • 1 set of 3 pot drawers • Built in pantry or walk in pantry (design specific) Overhead cupboards (design specific) Laundry • Built in linen and broom cupboards (design specific) • Chrome tapware • 1000mm of laundry base cabinets Bathroom/Ensuite • Choice of designer bath Choice of ceramic basins • Choice of stainless steel flickmixer taps • Flush tiled shower bases to ensuite and bathroom • Semi frameless pivot screens • Shower rail to ensuite and bathroom • Large mirrors over vanities with polished edge • Dual flush toilet suite Insulation • Wall: Sisalation and R2.0 batts to all external walls (excluding garage) • Ceiling: Provide R3.5 batts (excluding garage and outdoor areas) Plus So Much More! If this block is perfect, but the floorplan doesn't suit your requirements, we have an abundance of floorplans to choose from. \* Please note façade is not included in package price\*\* Please Note: This is a House and Land Package, and the home has not yet been established, nor is it under construction \*If this block is perfect, but the floorplan doesn't suit your requirements, we have an abundance of floorplans to choose from. Flexible design options, if our plans don't suit your needs, we can modify it to ensure you get the perfect customised home. Disclaimers: Price & availability are subject to change without notice. The land was available at time of advertising. Images are a guide only & subject to final developer approval, site costs are estimates and may vary subject to final working drawings/engineering. 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. Façade shown is for illustration purposes only, each one will be designed specifically for each block. block.