

# Lot 208 Duke Road, Silverwood Estate., Traralgon, Vic 3844

**metricon**

## House For Sale

Saturday, 2 December 2023

Lot 208 Duke Road, Silverwood Estate., Traralgon, Vic 3844

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 626 m2

Type: House



Pasquale Pugliese  
0412448665

**\$579,240**

Metricon's homes are designed so that from the moment you step inside, you can't help but be impressed by the sleek modern design and wide-open, light-filled spaces. Metricon is synonymous with excellence and beauty in contemporary home design. We build beautifully designed homes without the architect-designed price. This house & land package includes:

- 900mm Upright cooker and canopy rangehood
- 600mm freestanding dishwasher
- 20mm Stone benchtops to Kitchen
- 2 sets of overhead cupboards to Kitchen
- One bank of two pot drawers
- Soft close mechanism to Kitchen cabinetry
- Feature high 2550mm ceilings to ground floor
- Feature high 2340mm internal doors to ground floor (excluding Robe Doors & under Staircase)
- 20 pack of Downlights
- 20mm Stone benchtops to all Ensuite, Bathroom & Powder Rooms (where applicable)
- Tiled shower base to Ensuite, Bathroom & Powder Rooms (where applicable)
- Laundry trough with laminate cabinet
- 35m<sup>2</sup> of natural grey concrete driveway
- Remote control to sectional Garage opening
- Locks to all openable Windows
- Timber look laminate flooring to Entry, Kitchen, Dining and Family areas (choice to upgrade to ceramic tiles)
- Carpet to all remaining areas (excluding wet areas)
- Quality tiles to all wet areas
- Bushfire rating allowance (where applicable)
- Site works allowance
- Fibre Optic starter package
- Lifetime Structural Guarantee

At Metricon, we aim to provide you with innovative yet practical home designs that are designed to grow with your family's requirements well into the future. Since 1976, our design philosophy has remained the same - to design stunning homes where you'd love to live, and which celebrate the diversity of Australian family life.\*Packages correct at time of publication and subject to change without notice. Package price excludes external lighting, telephone service, customer account opening fees, stamp duty on land, legal fees and conveyancing costs including titles and property report. Floor plan is a representation of a Traditional facade unless otherwise stated. Where our homes come in different floor plan sizes then the facades shown are generally based on the largest floor plan for that home, hence the façade may not be an accurate representation of all floorplan sizes. Accordingly, the facades are a representation only and may include upgrades. For detailed home pricing and façade information, please speak to a New Home Advisor. Freedom by Metricon reserves the right to alter the images or descriptions without notice. See your Metricon consultant for full details of standard inclusions. Land supplied by developer. Land prices and availability are subject to change without notice. All home & land packages are subject to developer approval. 'Bush Fire Overlay may apply to property, home will require planning approval before commencement, additional charges will apply.' # For details on our Lifetime structural guarantee visit [metricon.com.au/Victoria/terms](http://metricon.com.au/Victoria/terms). NEWFIELD REAL ESTATE PTY LTD ACN 159 312 722, Licence number 028051L CDB-U 52967