

Lot 208 Emu Springs Estate, Sunbury, Vic 3429

House For Sale

Sunday, 26 May 2024



Lot 208 Emu Springs Estate, Sunbury, Vic 3429

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 221 m2

Type: House



New Property Group

\$479,900 FIXED PRICE PACKAGE - NO MORE TO PAY

Quality assured with 25 year structural guarantee 36 years new home building experience Builders Warranty insurance
Asset protection Working drawings Engineering design and computations Rock allowance and assurance* 7 Star Efficiency
home rating N2 wind zone Service connections Multiple floorplans and façade options available Style your home with our
expert interior decorators SOME OF OUR PREMIUM INCLUSION: Council and Developer requirements • Bushfire (BAL) •
NBN provision • Recycled water or Water Tank • Eaves • Choice of Facades • Corner treatment (If corner
allotment) Structural: • P class slab • Brick infills above windows and doors • 2550mm ceilings or 2740mm (Subject to
home design) Internal features: • Mirror sliding robe doors • Soft closing kitchen cabinets • Closed coupled toilet
suite External features: • Landscaping to front and back • Clothes-line • Letter box • Boundary fencing to 3 sides Stone
benchtops to: • Kitchen • Bathroom • Ensuite Kitchen: • 900mm appliances • Dishwasher • Overhead cabinets above fridge
space • Under bench microwave provision and pot drawer • Soft closing kitchen cabinet doors Electrical: • TV antenna •
Data points • LED downlights throughout • NBN provision infrastructure • Ducted heating • Air-conditioning • Remote
controlled sectional garage door Window and Doors: • Aluminum flyscreens to all openable windows • Window locks •
Barrier door to family room and laundry • Holland blinds to all windows and sliding doors* Timber laminated floors or
designer range floor tiles to: • Entry • Front hallway • Kitchen • Meals area • Designer range carpets to remainder of
home Colored concrete to: • Driveway • Pathway • Concrete pad under clothesline Three Coat Paint Application • 3 coat
internal wall and ceiling paint • 3 coat external painted areas, timber top acrylic OUR GUARANTEE At New Property
Group, we understand how important build time is to you. We're not a laid back building company; we know you're paying
interest, we know you're paying rent, and we know you need your new home built on time. That is why New Property
Group offers a variety of guarantees, with our most important being completing your build in a dedicated timeframe. We
understand what is important to you and your family, that is why all our guarantees will ensure to keep you happy, within
your budget, and to your timeframe. As mentioned above, we are transparent with our pricing. We include over 70
fully-loaded inclusions in our homes to take the guesswork out of building. What do we mean by guesswork? This means
we don't make the house appear cheaper than it is, we give you the price for the house you want. All our homes come with
fully-loaded inclusions which feel anything but standard. We feel this level of inclusions are the kind that a finished house
should have. This means when you visit one of our display homes you are seeing what you would get for the price we
quote you. Nothing hidden, just real prices and value. Total Package Price includes \$10K FHOOG (Subject To SRO Eligibility)
The First Home Owners Grant is a Government incentive and any claims will be lodged externally. Photographs in this
flyer may depict fixtures, finishes and features either not supplied or are upgrade options. All floorplan, facade images and
photographs have been used for illustrative purposes only (Refer to contract documentation for full details) and may not
represent the final product as shown. Please refer to our New Home Consultant for an exact list of Inclusions. New
Property Group reserves the right to amend specification and price without notice. 4 bedroom upgrade is an additional
\$37,400 = \$527,300