

# Lot 2205 Wallara Waters, Wallan, Vic 3756



## House For Sale

Monday, 25 March 2024

Lot 2205 Wallara Waters, Wallan, Vic 3756

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 400 m2**

**Type: House**



Naomi Gibson

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**\$870,300**

With multiple living areas, formal lounge, rumpus and activity area and a central lifestyle hub. This home also features a dedicated sleep wing to make this home a family favourite. T-RANGE INCLUSIONS: Fixed price site costs and connections Developer and council requirements Upgraded H-Class slab Premium flooring throughout Caesarstone benches to kitchens and bathrooms Quality kitchen appliances incl. dishwasher Double glazing to windows Feature staircase balustrade Entertainer stacker door or additional sliding door to alfresco LED lighting Timber-look garage door Paradox alarm system \*Fixed Pricing based on developer engineering plans & plan of subdivision. Hebel homes may be smaller than dimensions shown on the floorplan due to the external wall thickness, see working drawings for Hebel home dimensions. Confirm land prices and availability prior to purchase. Community Infrastructure Levy & Asset Protection not included in pricing and must be arranged directly by client with developer (where applicable). Subject to developer & council approval. Package Price does not include any costs associated with Developer's Corner Facade treatment requirements (which will be priced by Carlisle Homes by way of Post Contract Variation), stamp duty, government, legal or bank charges. Images for illustrative purposes only & may depict upgrade options available at additional charges such as lighting, window furnishings, timber look garage door & timber windows. Pricing also excludes features not supplied by Carlisle, inc fencing, landscaping, letterbox, decking & driveway. Facade details inc entry door, window sizes & placements may vary between house types & sizes. Refer to working drawings for specific locations and sizes. Alterations may incur additional charges. Carlisle reserves the right to withdraw or amend pricing, inclusions and promo without notice. Bushfire (BAL) requirements will be credited back to the client if Carlisle Homes receives confirmation that the house is not being constructed in a BAL designated area. This cannot be confirmed until site survey and property information from relevant authorities is received. \*\* The More Luxury Promotion applies to new quotes & initial deposits on Carlisle's T-Range Collection from 6th January 2023 & is available only in conjunction with the T-Range 365 inclusions. See a Sales Consultant and visit [carlislehomes.com.au/disclaimer/](https://carlislehomes.com.au/disclaimer/) for further details. Registered Building Practitioner CDB-U50143 ©2023 Carlisle Homes Pty Ltd