

Lot 2479 Kalbow Street, Botanic Ridge, Vic 3977

House For Sale

Thursday, 18 April 2024



Lot 2479 Kalbow Street, Botanic Ridge, Vic 3977

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 544 m2

Type: House



Pratap Singh

\$879,900 Full Turnkey + Ready to Build !!

Act now to beat the NCC Price Rise and 7 Star Energy Rating ! Building contract MUST be signed before the 30th April. The price increase for this home is between 15k to 20k. Take advantage of the current pricing and Pay only \$2,000 deposit until finance approved. In the event finance is not approved, No worries, we refund your full deposit. Call today to speak to Pat on 0421035533. STUNNING and SMART design is THE BEST SELLER OF ALL TIMES , This unique layout that separates the home into distinct and practical zones, at the front of the home is the formal living, which makes it ideal for working from home, or for those times you need a little breathing space, PLUS features a spacious living and entertaining area abutting the alfresco which adds another dining or sitting zone to the home, making it perfect for those who love outdoor living. It also includes a LARGE KITCHEN with WALK IN PANTRY centred around the main living area, so entertaining your guests or keeping an eye on the kids is a breeze. PLUS WIP provides Ample storage ; Keep your kitchen organised; add value to your home. The Home comes with 4BED - 2BATH - 2LIVING - ALFRESCO - DOUBLE GARAGE. It has an amazing ALFRESCO space that you'll want to use as often as you can, whether it's for big family barbecue or cosy dinner for two. The home design has every member of the family covered. FULL TURNKEY INCLUSIONS Fixed Site cost Included Developers and Council Requirements Flooring throughout 2590 Ceiling height 900 Kitchen Appliances Tiled Shower Base 20mm Stone throughout Kitchen, Bathroom and Ensuite Down lights throughout Dishwasher Heating and Cooling Front & Rear Landscaping Driveway Fencing Blinds Clothes Line Letter box and Much More. WHY BUY THIS HOME AND LAND PACKAGE This is a Fixed Price House & Land Package guaranteed! NO SHOCKS / SURPRISES and HIDDEN COST for peace of mind. Property Investor and Owner occupier Pay stamp ONLY on the Land Value NOT the package price. (GREAT SAVINGS) SUBJECT TO FINANCE Available. Take Advantage of the \$10,000 First Home Owners Grant. (FHOG) The land is TITLED - READY TO BUILD NOW BUILDING will give you the BEST LIFESTYLE your budget can afford by letting you spend your budget on the areas of your home that will bring you the most happiness. (THAT NEW FEEL). More ENERGY - EFFICIENT and MODERN FEATURES. NO Headache of Maintenance and Repairs. Home on Display. Fixed Price Contract Available for signing within 7 days. This is a House and Land package not Constructed Yet. Deal with ONE DEDICATED CONSULTANT throughout the whole process from initial deposit to handover for regular updates. Let ME show you this IRRESISTIBLE Single Storey - Don't Judge Before you see it. PICK UP THE PHONE AND BOOK APPOINTMENT WITH "PAT 0421035533 " TO LEARN MORE ABOUT THE PACKAGE OR FOR A WALK THROUGH TO VIEW OUR FULL TURNKEY HOMES. Please Note: Facades is included. Price does not include any stamp duty, government, legal or bank charges. The land was available at time of advertising. \$10,000 First home buyer is deducted from the advertised price. There is a Price increase coming of 15K TO 20K due to the NCC & 7 Star Energy Rating therefore the Building contract MUST be signed before the 30th April to take advantage of the current pricing.