

# Lot 2612 Broadway Street, Berwick, Vic 3806



## House For Sale

Monday, 3 June 2024

Lot 2612 Broadway Street, Berwick, Vic 3806

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 243 m2

Type: House



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## **\$669,750 - FULL TURNKEY INCLUSIONS**

Indulge in the spacious comfort of a 4-bedroom layout, complete with a well-appointed kitchen boasting a walk-in pantry for culinary enthusiasts. With a dedicated walk-in laundry, household chores become a breeze, offering convenience and organization. Relax and unwind in 2.5 luxurious bathrooms, where modern fixtures and finishes elevate your daily routine. Park with ease in the double car garage, providing ample space for vehicles and storage. From functional layouts to premium amenities, every aspect of your Carvera Residential home is designed to enhance your lifestyle and exceed your expectations. Welcome to the Carvera Residential Experience! Are you ready to turn your dream home into a tangible reality? At Carvera Residential, we understand that every detail counts when it comes to crafting your perfect sanctuary. Let's build your dream home with precision, quality, and an unparalleled attention to detail.

**Exterior Excellence:** Say goodbye to endless yard work and hello to minimal maintenance landscaping! Picture a front yard that effortlessly blends beauty with functionality. Our landscape design includes a mixture of instant turf, mulch, pebbles, rocks, and vibrant garden beds adorned with 150mm plants. With a dripper system and electronic battery-operated timer, your outdoor oasis stays lush without the hassle. Plus, a levelled nature strip and topsoiled lawn seed ensure a polished look from every angle. In the rear, enjoy a serene retreat with mulched garden beds, expansive instant turf, and a convenient dripper system. A fold-away clothesline and coloured concrete pads add both practicality and charm to your outdoor space.

**Seamless Style:** Your home's exterior sets the tone for the elegance within. Coloured concrete paving adorns the driveway, paths, and porch, leading to a spacious rear open terrace. With aluminium framed flyscreens, full share fencing, and a wing fence with a gate, security and privacy are paramount.

**Interior Innovation:** Step inside to discover a realm of modern luxury and thoughtful design. Vibe block-out roller blinds offer privacy and ambiance, while 40mm Caesarstone benchtops elevate both kitchen and bathrooms. Premium fixtures and fittings, including a freestanding bathtub and LED light fittings throughout, exude sophistication.

**Efficiency & Sustainability:** Embrace the future with cutting-edge features designed for sustainability and comfort. Enjoy optimal insulation and double-glazed windows for energy efficiency and tranquility. Induction cooktops, wider access doors, and silica-free stone benchtops cater to both modern convenience and future-proofing needs. With solar PV panels and electric car charging provisions, you're not just building a home; you're investing in a sustainable lifestyle.

**Experience Elevated Living:** At Carvera Residential, we don't just build houses; we create havens. From meticulous landscaping to innovative technology, every aspect of your dream home is crafted with care and expertise. Let us bring your vision to life and make your dream home a reality. Remember all the listed items above are standard – To select your fittings, colours and any further upgrades to your hearts content we book you in with our specialist interior designs with at our collaborators at Gallerie – Port Melbourne.

**Inclusions Highlights:** - 900mm appliances - 2590mm ceilings - with square set finish - Front and rear landscaping - Full fencing - Premium timer hybrid flooring - 40mm Stone benches throughout - Evaporative cooling - Ducted heating - Free standing bathtub - Tiled shower bases - Floor to ceiling tiles in bathroom & ensuite AND MUCH MORE!

**Location:** Discover Minta Estate in Berwick, where modern living meets natural beauty. Nestled in a vibrant community, Minta Estate offers stylish homes, lush parks, and top-notch amenities. Enjoy convenient access to schools, shopping, and transport links. Embrace a lifestyle of comfort and convenience at Minta Estate, where your dream home awaits. Visit today and see why Minta Estate is the perfect place for you and your family!