

**Lot 2649 Harlem Way, Berwick, Vic 3806**



**House For Sale**

Wednesday, 12 June 2024

Lot 2649 Harlem Way, Berwick, Vic 3806

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 312 m2**

**Type: House**



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**\$731,700**

On offer in this House and Land Package is the wonderful Rio172 located in the Minta Estate, Berwick. The Rio is a 17.24 SQ home that has many wonderful features. The Rio 172 comprises of 3 bedrooms, 2 bathrooms, and open plan kitchen, dining, living and a double garage. Also includes bonus Kitchen pack & 2590mm ceiling to dwelling • Overhead cupboards with finger grips • 20mm stone benchtops • Dishwasher • Pot drawers • Microwave provision • Water connection to fridge

With this House and Land Package, you will receive all the wonderful SJD Haven Range Inclusions: Choice of 5 facades & four external color palettes • Double glazed awning windows • Colorbond fascia and gutters Plaster lined porch areas • Double glazed sliding doors to meals and laundry area • Brick piers to alfresco (design specific) • Front and rear tap • Bricks from Haven Colour Palettes Natural mortar colour • Cement roof tiles from Haven Colour Palettes • Garage under roofline with concrete floor and plaster ceiling and walls • Colorbond panel lift door Timber infill above garage door • Remote controlled garage door access with 1 wall mount and 2 handset controller • Insulation Wall - Sisaltion and R2.5 batts to all external walls (excluding garage) • Ceiling: R5 batts to dwelling and garage ceiling (excluding porch and outdoor areas) Choice of four internal color palettes • 2440mm ceilings to dwelling • Flush panel doors 2040mm high throughout • Quality metal lever door furniture • Built in robes to bedrooms, walk in robe to bedroom 1 with single shelf and rail (design specific) • 75mm cove cornice

**KITCHEN** • Stainless steel appliances: 900mm upright oven and cooktop 900mm canopy rangehood • Dishwasher provision with plumbing connections • Tiled splashback behind cooktop bench 1 3/4 bowl stainless steel sink with flickmixer tap Laminated doors (square edge) • Postformed laminated benchtops • Built in pantry or walk in pantry (design specific) • Soft close to doors and drawers

**LAUNDRY** • Built in linen cupboard to laundry (design specific) • Free standing laundry tub and cabinet

**BATHROOM/ ENSUITE** • Ceramic basins Stainless steel flickmixer taps • Flush tiled shower bases Semi frameless pivot screens • Mirrors over vanities with polished edge • Dual flush toilet suites • Soft close to doors and drawers • Quality Flooring Throughout • **HOT WATER SERVICE** 302L hot water heat pump- Generous site cost allowance... AND SO MUCH MORE! \* Please Note: This is a House and Land Package, and the home has not yet been established, nor is it under construction \* Disclaimers: Price & availability are subject to change without notice. The land was available at time of advertising. Images are a guide only & subject to final developer approval, site costs are estimates and may vary subject to final working drawings/engineering.