

# Lot 2719, 3 Mattnick Boulevard (Charlemont Rise), Charlemont, Vic 3217



## House For Sale

Tuesday, 23 April 2024

Lot 2719, 3 Mattnick Boulevard (Charlemont Rise), Charlemont, Vic 3217

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 273 m2

Type: House



Lyle Dean

## **\$596,200\* - TURNKEY & \$10K LAND REBATE AVAILABLE**

This is a NEW house and land package to be constructed, NOT an established home. \$10K LAND REBATE AVAILABLE! \*First Home Buyer Price. WE'LL PAY \$2000 PER MONTH\*\* TO YOU DURING YOUR CONSTRUCTION

\*\*Terms and Conditions Apply OVER \$70K OF PREMIUM INCLUSIONS- Front & rear landscaping- Half share fencing & driveway- Flooring throughout- Higher ceilings- LED downlights throughout- Modern appliances including dishwasher- Overhead cupboards to kitchen- Blinds throughout- 5kW split system cooling- Ducted heating throughout- Tiled shower bases- Chrome finish double towel rails and toilet roll holders- Framed mirror or vinyl sliding doors to robes- Brick infills over windows- Remote control garage- Window locks & flyscreens to all openable windows- Clothesline and letter box- NBN connection- Multiple facade options

This is a house and land package which has not been constructed. Please enquire to find out estimated build time. The facade image shown is for illustrative purposes only. \* Pricing correct at time of publication, but subject to change without notice due to (not limited to) land delays and regulation changes. Package price excludes stamp duty on land, legal fees and conveyancing costs including titles and property report. Floorplan is a representation of a standard facade unless otherwise stated. H & L reserves the right to alter the images or descriptions without notice. External & Internal photographs are for visual purposes only. Finance eligibility will depend on individual circumstances and applicable lending criteria. Price advertised is inclusive of the First Home Buyer Grant. If this is not applicable to you, then \$10,000 will need to be added to the advertised price. Please refer to the SRO website regarding eligibility ([www.sro.vic.gov.au/first-home-owner#fhog](http://www.sro.vic.gov.au/first-home-owner#fhog)).