

# Lot 31 Alcott Drive (North Quarter), Drouin, Vic 3818



## House For Sale

Wednesday, 15 May 2024

Lot 31 Alcott Drive (North Quarter), Drouin, Vic 3818

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 547 m<sup>2</sup>

Type: House



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## **\$569,040 – 100% fixed price guaranteed!**

Make homeownership a reality with this exclusive home and land opportunity in North Quarter Estate NEWBOROUGH. Featuring our popular Malvern 23B home design – This modern, spacious home design seamlessly accommodates all the essentials including 4 Bedrooms, 2 Living spaces, 2 Bathrooms, 2 Car Garage and Outdoor Living area. Have peace of mind knowing that our home & land packages are 100% fixed price including everything you need to build your new home: • Orbit Homes Premium 2024 Inclusions • 12-month maintenance period • Fixed Price Site Costs, Developer & Council Requirements • Double Glazed Windows • 2550mm High Ceilings Throughout • Downlights Throughout • ILVE 900mm Stainless Steel Appliances & ILVE Stainless Steel Dishwasher • Quality Floor Coverings throughout • Concrete to Driveway and Porch (up to 35sqm) At Orbit Homes we build every home as we would build it for our family! And while we may not be the cheapest builder, we guarantee the best value every time. Here are some of our premium inclusions you get INCLUDED when you choose an Orbit to build your dream home: ORBIT HOMES PREMIUM 2024 INCLUSIONS: • 450mm eaves to the front façade retuning 3 meters • Brickwork above ALL Doors and Windows • Concrete Slab to Porch & Outdoor Living (if applicable) • Flyscreens & Window locks to all operable windows • Designer front entry door with choice of painted or stained finish • (2) Up & Down lights to the front façade • Caesarstone benchtops through the whole house (Kitchen, Bathrooms, Ensuite, Powder Room if applicable & Laundry) • Entertainer sliding glass door to Meals / Family Room • Bulkhead to Kitchen cabinetry with 790mm H overhead cupboards • 1.0m wide Kitchen Island benchtop with 40mm stone edging • 400mm x 600mm tiled niche to ALL shower compartments • Recessed tiled shower bases to ALL shower compartments • Polished edge mirrors above ALL vanities & MUCH MORE! BUT if that's not enough here are some more reason to speak with Orbit Homes today: • Contracts in 6 weeks – no delay to lock in today's price! • Guarantee site start & completion dates! • 12-month guaranteed price freeze with an option to extend up to 18 months! • 43 years industry experience! For more information about this home and land package contact our agent in the link above. \*Orbit Homes Australia Pty Ltd • CDB-U 50505 • Orbit Homes Queensland Pty Ltd QBSA LIC 716019 • Facade illustrations are used as a guide only, excludes feature stone and tiles. Internal photographs are for visual purposes only. Upgraded fixtures, fittings and design items may be shown, these can be selected at additional costs, please speak to a New Homes Sales Professional for more information. Price excludes timber floors, landscaping, decks, pergolas, and BBQs. Customer connection fees to power and telephone not included. Price is valid for 30 days from the date created. Progress payments on construction. Refer to display extras list for optional extras. Not to be used with any other offer. Excludes stamp duty and costs. Fixed site costs exclude additional screw piles where fill exceeds 1m. House and land package total price may include developer incentives & rebates and any builder referral fees at the time of issue. Developer incentives & rebates and any builder referral fees may be withdrawn at any time to the discretion of the land developer.