

# Lot 311 Heartland Estate, Morwell, Vic 3840



## House For Sale

Thursday, 14 December 2023

Lot 311 Heartland Estate, Morwell, Vic 3840

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 2

**Area:** 544 m<sup>2</sup>

**Type:** House



Aaron Wilson  
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**\$581,660**

Come home to a new era in design and appreciate the advantages of modern living. In the Emerson 23, a spacious kitchen overlooks the dining area that flows on to a welcoming alfresco, ideal for laid back celebrations. Imagine quiet family movie nights relaxing in the modern living zone. Three good sized children's bedrooms occupy the mid section of the home, with a separate, private master suite. The classic lounge adds that premium feel to the layout and becomes a perfect retreat for kids or adults.

**SIMONDS HOUSE & LAND PACKAGES** Simonds have been Building Homes Since 1949, and every year, help thousands of Australian's realise their dream of owning a brand new home. In choosing a builder, we believe that each buyer is looking for the best quality, the best service, and the best price. Whilst it is impossible to have all three, Simonds have built our Fixed Price reputation on great quality and service, for what is often the largest investment in our clients lives. As a National Builder with large buying power, our homes are very competitively priced, and most importantly, fantastic value for money. With the transparency of an itemised quotation, a refundable initial deposit, and a Fixed Price contract at the end of the journey, why not enquire with one of the Simonds Sales team today!

**This Attractive House and Land Package Includes:** Developer & Council requirements  
Floor coverings to entire house  
Coloured concrete driveway & path  
Euro stainless steel cooktop & oven  
Tiled skirting to bathrooms  
Ducted heating  
R2.5 insulations batts to ceiling & sisalation to walls  
Estate covenants  
And much more!

Based on Land Sale of \$254,900  
All \*From Price Home and Land packages are subject to Developer and Council approval and is based on Simonds standard floor plan with preferred siting (without alterations). Package Price does not include stamp duty, government, legal or bank charges. Community Infrastructure Levy and Asset Protection Permit are not included in pricing and is to be arranged by the client directly with the Developer (if applicable). Any alterations may incur additional charges. Confirm land price and availability prior to purchase. Simonds reserves the right to withdraw or amend pricing, inclusions and promotion at any time without notice. Please refer to the terms and conditions at [www.simonds.com.au/terms-and-conditions](http://www.simonds.com.au/terms-and-conditions). This package applies to VIC - Metro Range range only. Please speak with your sales consultant for further details. Pricing is current at 15/12/2023. Facade & Internal images are taken from a similar Simonds display home and are for illustration purposes only. Please talk to your sales consultant for more details